

ENVIRONMENTAL SCAN

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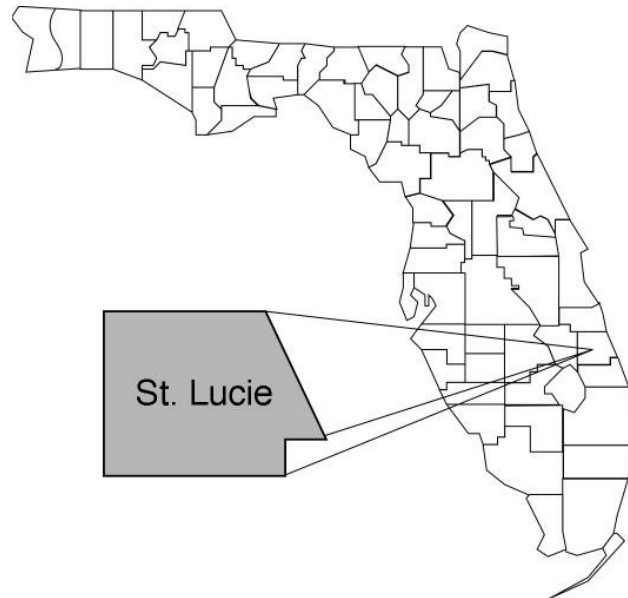
ENVIRONMENTAL SCAN

The environmental scan contains the following information:

- Geography
- Population
- Education
- Employment
- Income
- Housing
- Haitian
- Hispanic

Background

St. Lucie County is Florida's 21st most populous county with 1.4% of Florida's population and is one of the four counties in southeast Florida known as the Treasure Coast. St. Lucie County is comprised of 572 square miles of land, including 20 miles of Atlantic Ocean beachfront. The county is bordered to the north by Indian River County, to the south by Martin County, and to the west by Okeechobee County. The communities within the county are connected by the Florida Turnpike, Interstate 95, U.S. 1, State Road 70, and County Road 68. The St. Lucie County International Airport and the Port of Fort Pierce are other transportation hubs.



Source: Florida Education and Community Data Profiles

According to county reports, St. Lucie County is the second fastest growing county in Florida and the 13th fastest growing in the U.S. The county was named a top 10 “boomtown” by Inc. magazine in 2006 and ranked the city of Port St. Lucie among “America’s Top Performing Cities” for 2005 job growth by the Milken Institute.

St. Lucie County is home to the Harbor Branch Oceanographic Institute (HBOI). The institute is one of the world’s leading not-for-profit oceanographic research organizations dedicated to exploring the earth’s oceans, estuaries, and coastal regions. HBOI employs over 250 individuals and is comprised of seven divisions that include: Aquaculture; Biomedical Marine Research; Engineering R&D; Marine Operations; Marine Science; Marine Mammal Research and Conservation; and Marine Education.

St. Lucie County is also the home of Indian River Community College’s Main Campus (IRCC) in Fort Pierce and the St. Lucie West Campus, a joint campus with Florida Atlantic University providing opportunities for four-year degrees. The St. Lucie West Campus also houses the Schreiber Conference Center for business and community use. The Kight Center for Emerging Technologies is the newest and largest building on the Main Campus and features training in the latest technologies, such as manufacturing robotics and internet security. The IRCC Main Campus is also a site for a regional branch of the Florida State University (FSU) College of Medicine.

IRCC reports plans are underway for the Treasure Coast Public Safety Training Complex, a 50-acre multi-building facility for training in criminal justice, fire science, and emergency management.

The county has a number of resources that emphasize the natural environment for which the area is well known, including the Manatee Observation and Education Center in Fort Pierce, the St. Lucie County Marine Center, which features the Smithsonian Marine Ecosystems Exhibit, the Frederick Douglass Memorial Park on South Hutchinson Island, and Oxbow nature trails.

In addition to environmental assets, the county is home to the historic Sunrise Theatre in downtown Fort Pierce, the PGA Golf Club and Village in St. Lucie West, numerous other golf courses, and is the spring training home of the New York Mets.

Included in the land area are two major cities, Fort Pierce to the north and Port St. Lucie to the south. The barrier island, Hutchinson Island, runs along the Atlantic coast, providing a site for beachfront communities. Fort Pierce has a rich history dating back to the 18th century. The city has a large minority population and older neighborhoods and is more economically disadvantaged than the rest of the county. Port St. Lucie, by comparison, is very young with a majority of its growth occurring during the past 20 years. Port St. Lucie has a large middle and upper income population and a large number of retired people in newer housing communities than Fort Pierce.

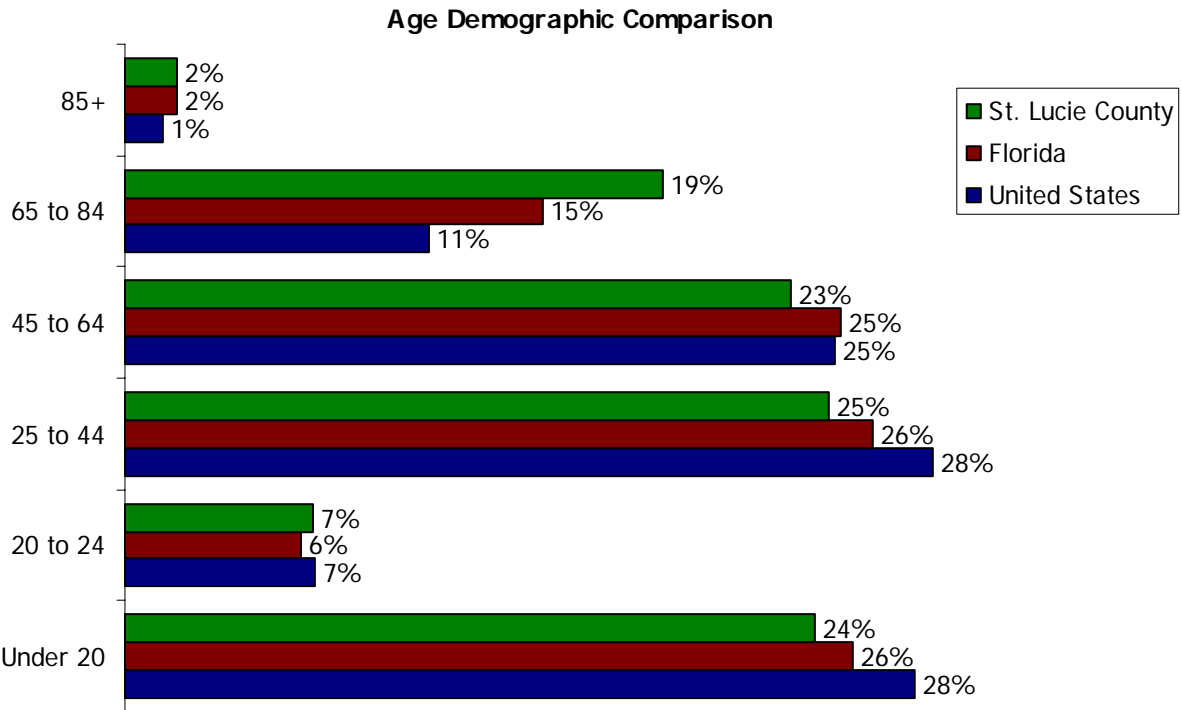
Other communities include: St. Lucie Village, an incorporated area north of Fort Pierce on the western shore of the Indian River (2005 population: 624), Hutchinson Island (including North Hutchinson and South Hutchinson), and St. Lucie West.

Grapefruit and orange groves, as well as operating cattle and horse ranches, dominate the western area of the county. Several large processing companies are based in the county, including Tropicana, which recently expanded its juice production storage facility.



Source: Office of Economic and Demographic Research, Florida Legislature
NOTE: Communities on map are not representative of the size of each area.

In terms of age distribution, St. Lucie County has a large proportion of residents ages 65 to 84. The age demographics of St. Lucie County as compared to Florida and the United States are depicted below:



Source: U.S. Census, 2005 American Community Survey

[To aid in interpretation of descriptive data, comparisons are made throughout the needs assessment to three peer counties selected for similarity in size, proximity, and population characteristics. Peer counties include Lake, Manatee, and Marion.]

St. Lucie County Profile

Land Area

Area.....572 square miles

Source: US Census Bureau State & County QuickFacts

Major Communities

Fort Pierce (2005 Population Estimate: 38,569)
 Port St. Lucie (2005 Population Estimate: 129,135)
 St. Lucie Village (2005 Population Estimate: 624)

Source: Florida Estimates of Population 2005 Bureau of Economic and Business Research, University of Florida

Population

Total Population (2006 estimate).....259,315
 Total Population (2005 estimate).....240,039
 Population 2000 Census.....192,695

Source: Estimates by Office of Economic & Demographic Research, Florida Legislature

Persons per square mile (2000).....336.9

Source: US Census Bureau, State & County QuickFacts

Population By Age

Under 5.....10,666 (6%)
 5-17.....32,628 (17%)
 18-24.....12,953 (7%)
 25-44.....48,503 (25%)
 45-64.....44,273 (23%)
 65-84.....39,734 (21%)
 85+.....3,938 (2%)

Source: US Census Bureau, Census 2000, Summary File 1

Race

White.....152,506 (79%)
 Black.....28,947 (15%)
 Asian.....1,885 (1%)
 Other.....9,357 (5%)

Source: US Census Bureau, Census 2000, Summary File 1

Ethnicity

Hispanic.....16,004 (8%)
 Non-Hispanic.....176,691 (92%)

Source: US Census Bureau, Census 2000, Summary File 1

Income

Adjusted Gross Income.....\$43,201
 Average Annual Wage\$27,870

Source: Federal Income Tax Report, Transactional Records Access Clearinghouse, Syracuse University, 2007

Top Employment Sectors

Trade, Transportation, Utilities.....24%
 Government17%
 Education and Health12%

Source: Office of Economic & Demographic Research, Florida Legislature, 2005

Education (Age 25+)

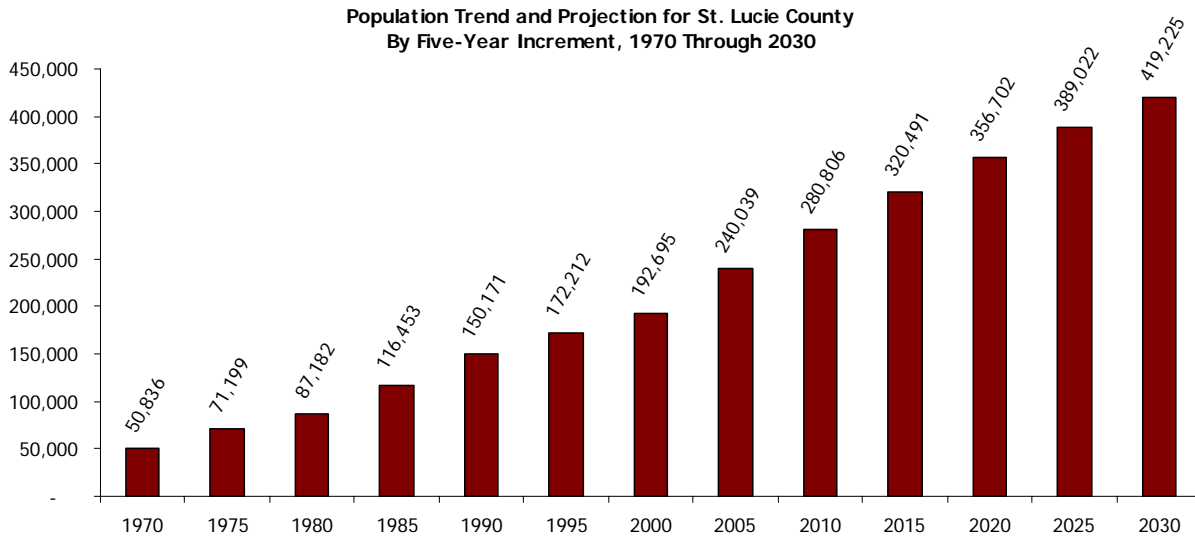
Less than High School.....22%
 High School Graduate56%
 College degree or higher.....22%

Source: U. S. Census 2000 Summary File 3 (SF 3) - Sample Data

Population Trends

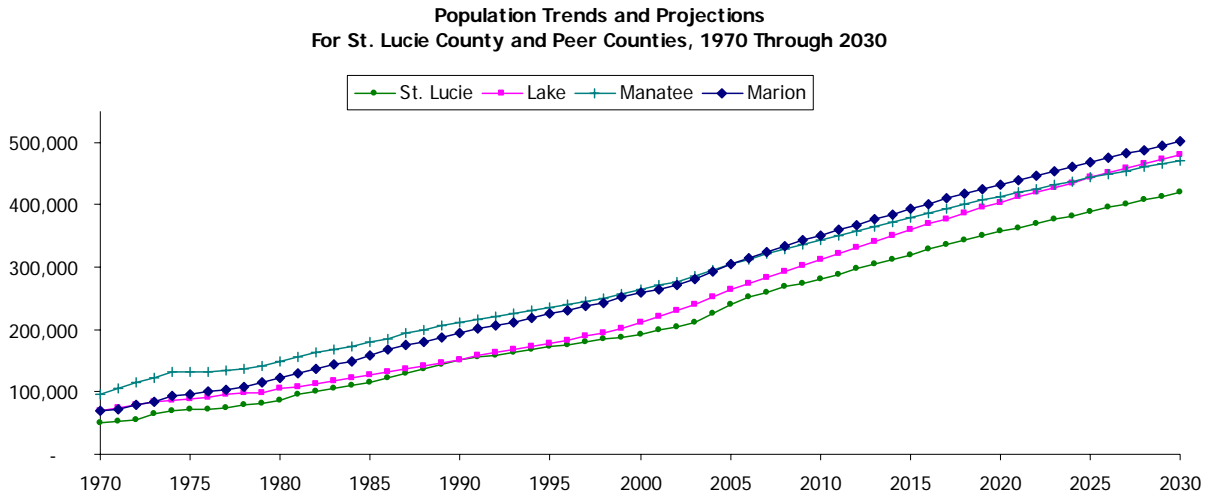
Population Projections

In 2007, St. Lucie County was Florida's 21st most populous county with 1.4% of Florida's population. With a 2007 population estimate of over 260,509, St. Lucie County has seen over a 70 percent increase in population from 1970 through 2007. Rapid growth will continue, with the county forecasted to have 419,225 residents by 2030, remaining in the top third of the most populous counties in the state.



Source: The Florida Legislature, Office of Economic and Demographic Research.

St. Lucie County had a population increase of 28.3 percent from 1990-2000, only slightly ahead of the statewide growth of 23.5 percent. The county's growth saw a sharp increase from 2000 to 2005 with a population estimate increase of 25.2 percent compared to the state increase of 11.3 percent.



Source: The Florida Legislature, Office of Economic and Demographic Research.

St. Lucie County is smaller in population than each of the peer counties of Lake, Manatee, and Marion, but has seen similar growth over the past three decades. At the beginning of this decade (2000-2005), Lake County had the largest growth rate of 31.6 percent, compared to a growth rate of 25.2 in St. Lucie County. The other two peer counties saw slower growth rates, with 16.2 percent growth in Manatee and 17.2 percent growth in Marion. Looking specifically at the past five years (2003-2007), growth estimates show that St. Lucie County exceeded the three peer counties with a growth rate of 22.9 percent. Anticipated growth levels are expected to change the relative rankings in population. By 2030, Marion is expected to have the largest population among the four, with Lake County surpassing Manatee in population. St. Lucie County is estimated to remain the smallest of the four.

The chart on the following page provides detail of the changes from 1990 to 2007 in total population in St. Lucie County relative to its peers and the rate of growth.

Population Trends in St. Lucie County and Peer Counties, 1990 Through 2007

REGION	POPULATION BY YEAR*							NUMERIC CHANGE:		PERCENT CHANGE:	
	1990 Census	2000 Census	2003 Estimate	2004 Estimate	2005 Estimate	2006 Estimate	2007 Estimate	1990-2000	2003-2007	1990-2000	2003-2007
POPULATIONS BY YEAR											
St. Lucie County	150,171	192,695	211,898	226,216	240,039	251,301	260,509	42,524	48,611	28.3%	22.9%
Lake County	152,104	210,527	240,716	251,878	263,017	273,699	283,992	58,423	43,276	38.4%	18.0%
Manatee County	211,707	264,002	286,884	295,242	304,364	312,962	321,132	52,295	34,248	24.7%	11.9%
Marion County	194,835	258,916	281,966	293,317	304,926	315,497	325,188	64,081	43,222	32.9%	15.3%
AVERAGE ANNUAL GROWTH RATE**											
St. Lucie County	-	5.1%	1.9%	6.8%	6.1%	4.7%	3.7%	-	1.7%		
Lake County	-	6.7%	2.7%	4.6%	4.4%	4.1%	3.8%	-	1.0%		
Manatee County	-	4.5%	1.7%	2.9%	3.1%	2.8%	2.6%	-	0.9%		
Marion County	-	5.9%	1.7%	4.0%	4.0%	3.5%	3.1%	-	1.4%		

*Populations by year represent Census counts for 1990, Census counts for 2000, and 2000 Census-based estimates for 2003 through 2007.

**Represents the average annual (single-year) compounded growth rate between each period depicted.

Source: U.S. Census Bureau, 1990 Census, Population Estimates Program, and Census 2000; compiled by Office of Economic and Demographic Research, Florida Legislature

Populations of Communities within St. Lucie County

The major communities in St. Lucie County are (in descending order by size):

- Port St. Lucie
- Fort Pierce
- St. Lucie Village

Based on 2005 population estimates, Port St. Lucie is the largest community in the county, with three times the population of Fort Pierce, the next largest community. Nearly twice as many people live in the unincorporated areas of the county as live in Fort Pierce.

Estimates of Population by County and City: April 1, 2005

County and City	April 1 2005 (Est.)	Total change	April 1 2000 (Census)
St. Lucie	240,039	47,344	192,695
Fort Pierce	38,569	1,053	37,516
Port St. Lucie	129,135	40,366	88,769
St. Lucie Village	624	20	604
Unincorporated	71,711	5,905	65,806

Source: Florida Estimates of Population 2005, Bureau of Economic and Business Research, University of Florida

The communities of Fort Pierce, Port St. Lucie, St. Lucie West, and Hutchinson Island each have all of their ZIP codes located within St. Lucie County. The populations delineated by these ZIP codes vary in size, demographic composition, and socioeconomic composition. The towns by ZIP codes are listed in the table below.

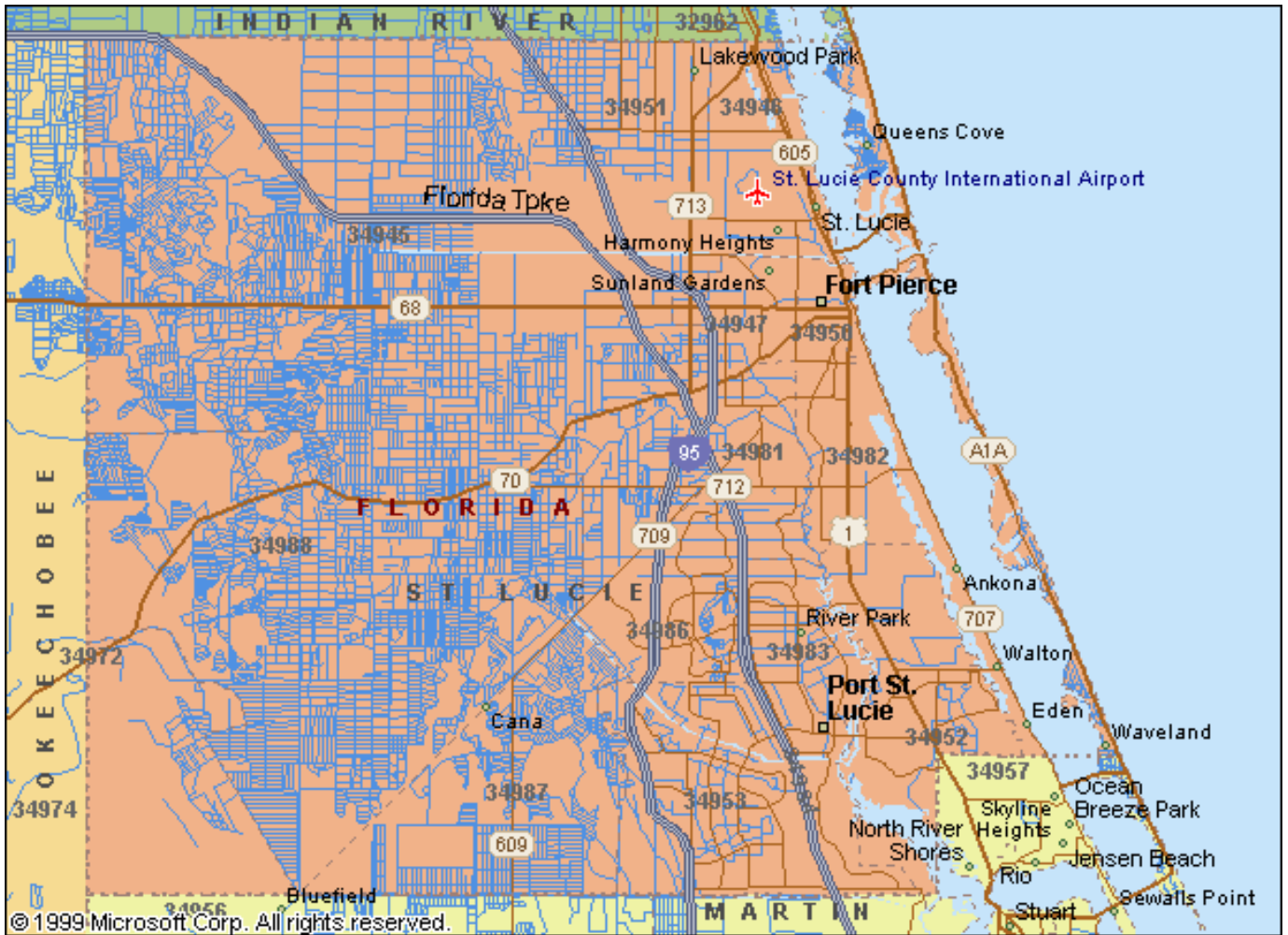
Communities Within St. Lucie County By Zip Code

ZIP CODE	CITY/TOWN	ZIP CODE	CITY/TOWN
34945	Fort Pierce	34953	Port Saint Lucie
34946	Fort Pierce	34981	Fort Pierce
34947	Fort Pierce	34982	Fort Pierce
34949	Fort Pierce, Hutchinson Island	34983	Port Saint Lucie
34950	Fort Pierce	34984	Port Saint Lucie
34951	Fort Pierce	34986	Saint Lucie West
34952	Port Saint Lucie	34987	Saint Lucie West

* Not including ZIP codes for P.O. Boxes or ZIP codes with more than half the addresses located outside St. Lucie County

Source: Melissa Data (www.melissadata.com).

ZIPCode Areas and Communities in St. Lucie County



Source: <http://www.florida-business-data.com/maps/zip-codes/St-Lucie-County.htm>

Overall, the county has proportionately fewer minorities than statewide, with only 19.1 percent non-white, non-Hispanic individuals (as compared with a statewide proportion of 21.4 percent). Minorities are concentrated in Fort Pierce where 30 percent of the population is Black/African American.

Population by Race/Ethnicity in St. Lucie County Areas and Florida

Population	Florida	St. Lucie County	Fort Pierce CCD*	Hutchinson Island CCD*	Port St. Lucie CCD*	St. Lucie West CCD*
Total:	15982378	192695	94144	8228	85072	5251
Not Hispanic or Latino:	13302064	176691	84840	8121	78810	4920
White alone	10,456,458	142,949	59,337	8,007	70,795	4,810
Black or African American alone	2,244,701	28,412	22,901	11	5,443	57
American Indian and Alaska Native alone	43,888	436	169	37	224	6
Asian alone	260,532	1,870	825	8	999	38
Native Hawaiian and Other Pacific Islander alone	5,409	29	21	0	8	0
Some other race alone	27,676	163	31	0	132	0
Two or more races	263,400	2,832	1,556	58	1,209	9
Hispanic or Latino:	2680314	16004	9304	107	6262	331
White alone	2,006,844	9,557	5,345	71	3,957	184
Black or African American alone	67,404	535	298	0	237	0
American Indian and Alaska Native alone	10,540	56	8	0	48	0
Asian alone	3,845	15	7	8	0	0
Native Hawaiian and Other Pacific Islander alone	1,403	0	0	0	0	0
Some other race alone	444,657	4,934	3,209	14	1,564	147
Two or more races	145,621	907	437	14	456	0
Total:	100%	100%	48.9%	4.3%	44.1%	2.7%
Not Hispanic or Latino:	83.2%	91.7%	90.1%	98.7%	92.6%	93.7%
White alone	78.6%	80.9%	69.9%	98.6%	89.8%	97.8%
Black or African American alone	16.9%	16.1%	27.0%	0.1%	6.9%	1.2%
American Indian and Alaska Native alone	0.3%	0.2%	0.2%	0.5%	0.3%	0.1%
Asian alone	2.0%	1.1%	1.0%	0.1%	1.3%	0.8%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Some other race alone	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%
Two or more races	2.0%	1.6%	1.8%	0.7%	1.5%	0.2%
Hispanic or Latino:	16.8%	8.3%	9.9%	1.3%	7.4%	6.3%
White alone	74.9%	59.7%	57.4%	66.4%	63.2%	55.6%
Black or African American alone	2.5%	3.3%	3.2%	0.0%	3.8%	0.0%
American Indian and Alaska Native alone	0.4%	0.3%	0.1%	0.0%	0.8%	0.0%
Asian alone	0.1%	0.1%	0.1%	7.5%	0.0%	0.0%
Native Hawaiian and Other Pacific Islander alone	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Some other race alone	16.6%	30.8%	34.5%	13.1%	25.0%	44.4%
Two or more races	5.4%	5.7%	4.7%	13.1%	7.3%	0.0%

Source: U.S. Census Bureau, Census 2000, Summary File 3.

* **Census county division (CCD)** A subdivision of a county that is a relatively permanent statistical area established cooperatively by the Census Bureau and state and local government authorities. Used for presenting decennial census statistics in those states that do not have well-defined and stable minor civil divisions that serve as local governments.

In terms of age categories, heavy concentrations of senior citizens aged 65 to 84 years are located in Hutchinson Island and West St. Lucie. The largest proportion of seniors in the 85 years and older group reside in Hutchinson Island. Fort Pierce and Port St. Lucie contain the largest proportions of young people (under 18 years of age).

Population by Age Group in St. Lucie County Areas and Florida

Age Groups	Florida	St. Lucie County	Fort Pierce	Hutchinson Island	Port St. Lucie	West St. Lucie
Total, All Ages	15,982,378	192,695	94,144	8,228	85,072	5,251
COUNT						
Ages 0-4	938,775	10,666	5,530	91	4,883	162
Ages 5-17	2,695,797	32,628	16,479	221	15,284	644
Ages 18-24	1,323,161	12,953	7,581	120	4,961	291
Ages 25-44	4,601,680	48,503	23,203	992	23,383	925
Ages 45-64	3,616,828	44,273	20,624	2,412	19,786	1,451
Ages 65-84	2,479,972	39,734	18,553	4,089	15,396	1,696
Ages 85 and over	326,165	3,938	2,174	303	1,379	82
PERCENT						
Ages 0-4	5.9%	5.5%	5.9%	1.1%	5.7%	3.1%
Ages 5-17	16.9%	16.9%	17.5%	2.7%	18.0%	12.3%
Ages 18-24	8.3%	6.7%	8.1%	1.5%	5.8%	5.5%
Ages 25-44	28.8%	25.2%	24.6%	12.1%	27.5%	17.6%
Ages 45-64	22.6%	23.0%	21.9%	29.3%	23.3%	27.6%
Ages 65-84	15.5%	20.6%	19.7%	49.7%	18.1%	32.3%
Ages 85 and over	2.0%	2.0%	2.3%	3.7%	1.6%	1.6%

Source: U.S. Census Bureau, Census 2000, Summary File 3.

There are 3.6 percent more women than men ages 65 and over in the Hutchinson Island area; otherwise the gender distribution is fairly even in the various locations in St. Lucie County.

Population by Age and Gender Group in St. Lucie County and Cities
Number

Age Groups	Florida	St. Lucie County	Fort Pierce	Hutchinson Island	Port St. Lucie	West St. Lucie
Total, All Ages	15,982,378	192,695	94,144	8,228	85,072	5,251
MALE						
Ages 0-4	480,460	5,405	2,888	19	2,403	95
Ages 5-17	1,383,462	16,668	8,408	120	7,812	328
Ages 18-24	676,719	6,632	3,995	55	2,422	160
Ages 25-44	2,303,674	23,994	11,744	553	11,234	463
Ages 45-64	1,729,236	20,989	9,979	1,136	9,187	687
Ages 65-84	1,103,116	18,559	8,401	1,920	7,404	834
Ages 85 and over	111,075	1,518	830	134	511	43
FEMALE						
Ages 0-4	458,315	5,261	2,642	72	2,480	67
Ages 5-17	1,312,335	15,960	8,071	101	7,472	316
Ages 18-24	646,442	6,321	3,586	65	2,539	131
Ages 25-44	2,298,006	24,509	11,459	439	12,149	462
Ages 45-64	1,887,592	23,284	10,645	1,276	10,599	764
Ages 65-84	1,376,856	21,175	10,152	2,169	7,992	862
Ages 85 and over	215,090	2,420	1,344	169	868	39

**Population by Age and Gender Group in St. Lucie County and Cities
Percent**

Age Groups	Florida	St. Lucie County	Fort Pierce	Hutchinson Island	Port St. Lucie	West St. Lucie
Total, All Ages	15,982,378	192,695	94,144	8,228	85,072	5,251
MALE						
Ages 0-4	3.0%	2.8%	3.1%	0.2%	2.8%	1.8%
Ages 5-17	8.7%	8.6%	8.9%	1.5%	9.2%	6.2%
Ages 18-24	4.2%	3.4%	4.2%	0.7%	2.8%	3.0%
Ages 25-44	14.4%	12.5%	12.5%	6.7%	13.2%	8.8%
Ages 45-64	10.8%	10.9%	10.6%	13.8%	10.8%	13.1%
Ages 65-84	6.9%	9.6%	8.9%	23.3%	8.7%	15.9%
Ages 85 and over	0.7%	0.8%	0.9%	1.6%	0.6%	0.8%
FEMALE						
Ages 0-4	2.9%	2.7%	2.8%	0.9%	2.9%	1.3%
Ages 5-17	8.2%	8.3%	8.6%	1.2%	8.8%	6.0%
Ages 18-24	4.0%	3.3%	3.8%	0.8%	3.0%	2.5%
Ages 25-44	14.4%	12.7%	12.2%	5.3%	14.3%	8.8%
Ages 45-64	11.8%	12.1%	11.3%	15.5%	12.5%	14.5%
Ages 65-84	8.6%	11.0%	10.8%	26.4%	9.4%	16.4%
Ages 85 and over	1.3%	1.3%	1.4%	2.1%	1.0%	0.7%

Source: U.S. Census Bureau, Census 2000, Summary File 3.

Education

The St. Lucie School District currently operates 41 schools in the 2007-2008 school year.

The most recent data released is for the 2006 school year. The district served 36,184 students in grades PK to 12 and employed 4,130 staff. Elementary schools comprised 50 percent of the schools, serving 17,342 (48%) of the students in prekindergarten through 5th Grade. High school students represented 28 percent of the total student population and middle school students represented 24 percent.

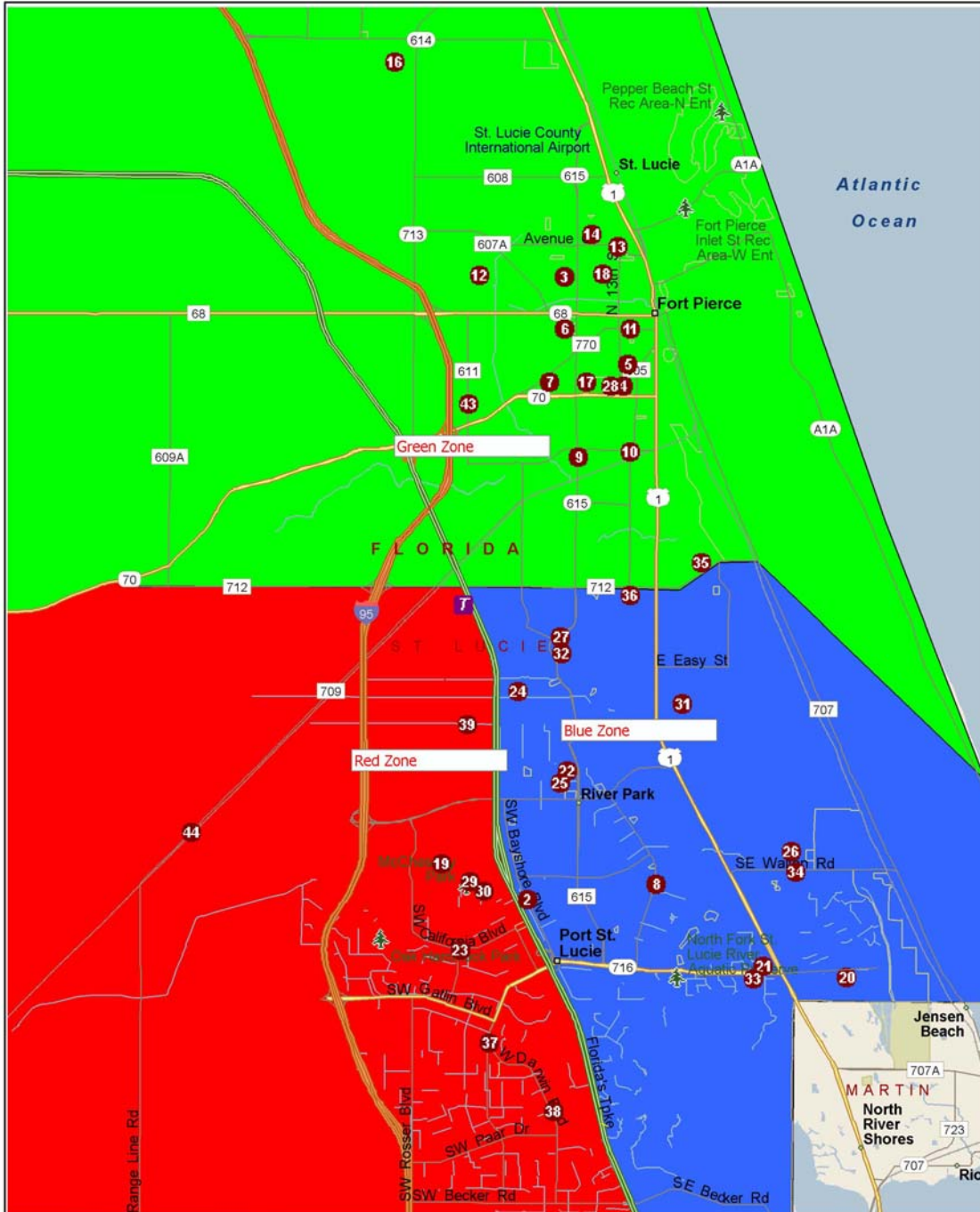
Superintendents for the St. Lucie County School District are appointed. Mr. Michael Lannon, the Superintendent of Schools, was recently named the 2007 Florida Superintendent of the Year.

The number of schools by type is shown in the table below. The locations of schools are shown on the map and chart on the following two pages.

SLC Schools by Type: 2007-2008	
Elementary Schools	18
Middle/Junior High Schools	4
Senior High Schools	6
Other Schools	13
Total	41

Source: St. Lucie County School District.

School Sites by Zone



Source: St. Lucie County School District. Copyright © 1988-2004 Microsoft Corp. and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>

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Schools by Zone

Green

3-Chester A. Moore
827 N 29th Street
Fort Pierce, FL 34947

14-Garden City Elementary
2202 Avenue Q
Fort Pierce, FL 34950

16-Lakewood Park Elementary
7800 Indrio Road
Fort Pierce, FL 34951

17-Lawnwood Elementary
1900 S 23rd Street
Fort Pierce, FL 34950

43-Samuel S. Gaines Academy K8
2250 S Jenkins Road
Fort Pierce, FL 34947

28-St. Lucie Elementary
2020 S 13th Street
Fort Pierce, FL 34950

35-Weatherbee Elementary
800 E Weatherbee Road
Fort Pierce, FL 34982

36-White City Elementary
905 W 2nd Street
Fort Pierce, FL 34982

5-Dan McCarty Middle
1201 Mississippi Ave
Fort Pierce, FL 34980

9-Forest Grove Middle
3201 S 25th Street
Fort Pierce, FL 34982

10-Fort Pierce Central High
1101 Edwards Road
Fort Pierce, FL 34982

12-Fort Pierce Westwood High
1801 Panther Land
Fort Pierce, FL 34947

Red

2-Bayshore Elementary
1661 SW Bayshore Blvd.
Port St. Lucie, FL 34984

19-Manatee K8
1450 SW Heatherwood Blvd
Port St. Lucie, FL 34986

23-Oak Hammock K8
1251 SW California Blvd
Port St. Lucie, FL 34953

30-St. Lucie West K8
1001 SW Juliet Ave
Port St. Lucie, FL 34986

39-West Gate K8
1050 NW Cashmere Blvd
Port St. Lucie, FL 34986

37-Windmill Point Elementary
700 Darwin Blvd
Port St. Lucie, FL 34953

29-St. Lucie West Centennial High
1485 SW Cashmere Blvd
Port St. Lucie, FL 34986

38-Treasure Coast High
1000 SW Darwin Blvd
Port St. Lucie, FL 34953

44-Allapattah Flats K8
5241 NW Jannebo Street
Port St. Lucie, FL 34986

Blue

8-Floresta Elementary
1501 SE Floresta Drive
Port St. Lucie, FL 34983

20-Mariposa Elementary
2620 SE Mariposa Ave
Port St. Lucie, FL 34952

21-Morningside Elementary
2300 SE Gowin Drive
Port St. Lucie, FL 34952

22-Northport K8
250 NW Floresta Drive
Port St. Lucie, FL 34983

24-Parkway Elementary
7000 NW Selvitz Road
Port St. Lucie, FL 34983

25-Port St. Lucie Elementary
198 NW Marion Ave
Port St. Lucie, FL 34983

27-Rivers Edge Elementary
5600 NW St. James Drive
Port St. Lucie, FL 34983

31-Savanna Ridge Elementary
6801 Lennard Road
Port St. Lucie, FL 34952

32-Southern Oaks Middle
5500 NW St. James Drive
Port St. Lucie, FL 34983

33-Southport Middle
2420 SE Morningside Blvd
Port St. Lucie, FL 34952

26-Port St. Lucie High
1201 SE Jaguar Lane
Port St. Lucie, FL 34952

29-St. Lucie West Centennial High
1485 SW Cashmere Blvd
Port St. Lucie, FL 34986

Zone Magnets

7-Fairlawn Elementary
3203 Rhode Island
Fort Pierce, FL 34947

13-F.K. Sweet Elementary
1400 Avenue K
Fort Pierce, FL 34950

11-Fort Pierce Magnet of Arts
1100 Delaware Ave
Port Pierce, FL 34950

34-Village Green Elementary
1700 Lennard Road
Port St. Lucie, FL 34952

18-Lincoln Park Academy
1806 Avenue I
Fort Pierce, FL 34950

County

Anglewood Center
1809 Panther Lane
Fort Pierce, FL 34947

Dale Classens School
1905 S 11th Street
Fort Pierce, FL 3494750

Delaware Avenue School
2909 Delaware Avenue
Fort Pierce, FL 34947

Indian Hills School
1901 S 11th Street
Fort Pierce, FL 34950

Source: St. Lucie County School District.

NOTE: St. Lucie West Centennial High is in two zones.

The St. Lucie County School District earned the following district grades for each school year:

<u>School year</u>	<u>District grade</u>
2007	C
2006	B
2005	C

On a positive note, there were more "A" schools in 2007. Of the 35 public schools at the time:

- 29 percent achieved an "A" (up from 24 percent in 2006).
- There were fewer "B" and "C" schools in 2007. Fourteen percent achieved a "B" (down from 36 percent in 2006) and 31 percent received a "C" (down from 33 percent in 2006).
- There were, unfortunately, more "D" and "F" schools. Twenty percent earned a "D" (up from 9 percent in 2006), and 6 percent received an "F" grade. There were no "F" schools in the district for 2005-2006.

(Note: The school district re-assigned students in the 2006-2007 school year).

The 2006-2007 school grades by school are listed in the table below:

District and School Grades	Grades for 2006-2007	Grades for 2005-2006	Grades for 2004-2005
District	C	B	C
Elementary			
1. White City Elementary School	C	B	C
2. Weatherbee Elementary School	F	B	C
3. Fairlawn Elementary School	A	A	A
4. Lawnwood Elementary School	B	B	C
5. St. Lucie Elementary School	D	B	C
6. Frances K. Sweet Elementary School	A	A	A
7. Savanna Ridge Elementary School	C	B	C
8. Garden City Elementary School	F	A	C
9. Port St. Lucie Elementary School	B	B	A
10. Morningside Elementary School	A	A	B
11. Lakewood Park Elementary School	C	C	B
12. Floresta Elementary School	A	B	B
13. Bayshore Elementary School	C	C	B
14. Windmill Point Elementary School	A	A	B
15. Village Green Elementary School	A	C	B
16. Parkway Elementary School	C	D	C
17. Mariposa Elementary School	A	C	A
18. Manatee Elementary School	C	B	B
19. Rivers Edge Elementary School	A	B	A
Middle			
20. Dan McCarty Middle School	D	B	B
21. Southport Middle School	C	C	C
22. Forest Grove Middle School	C	B	C
23. Southern Oaks Middle School	C	C	C
High			
24. Fort Pierce Central High School	D	D	C
25. Fort Pierce Westwood High School	D	C	D
26. Port St. Lucie High School	D	C	D
27. St. Lucie West Centennial High	D	C	C
28. Treasure Coast High School	D		
Combination			
29. Fort Pierce Magnet K-8 School	B	A	B
30. Chester A. Moore K-7 School	C	C	D
31. Lincoln Park Academy	A	A	A
32. St. Lucie West K-8 School	A	A	B
33. Northport K-8 School	C	C	C
34. Oak Hammock K-8 School	B	B	
35. West Gate K-8 School	B		

According to the Florida Department of Education (FLDOE), Education Information and Accountability Services, of the 2,195 degrees held by teachers in St. Lucie County, 64 percent are Bachelors degrees, while 36 percent are advanced degrees. Teachers in St. Lucie County are typically very experienced, with an average of 13 years of experience overall. The teachers make an average of \$42,097 per year, ranging from an average of \$39,111 for Bachelors-level teachers to an average of \$53,847 for those with a Specialist degree.

Also, according to FLDOE, over half (53%) of the students in the district (19,022 of 36,184) are eligible for free or reduced meals based on the most recently reported data. For six percent of the students, their primary language is other than English. The district reports a graduation rate for 2005-06 of 72.7 percent and a dropout rate of 2.2 percent.

According to the School Board of St. Lucie County, there are 6,094 Exceptional Education students (or 17% of the student population), of which:

- 4,789 are students with a disability
- 1,305 are classified as gifted

Educational attainment levels vary somewhat across the communities in St. Lucie County, according to the U.S. Census. In Fort Pierce, 30 percent of the population aged 25 years and older has not attained a high school diploma or equivalent level of education, compared to 22 percent for the county as a whole. In contrast, 34 percent of the individuals residing in the more affluent community of Hutchinson Island have attained some type of college degree (associate degree or higher), compared to 22 percent for the county as a whole.

Population (Aged 25+) By Educational Attainment

EDUCATIONAL ATTAINMENT (highest level)	St. Lucie County	Ft. Pierce	Hutchinson Island	Port St. Lucie	West St. Lucie
COUNT					
Total Population Age 25+	136,448	64,554	7,796	59,944	4,154
Less than 5th grade	2,771	2,259	39	432	41
5th to 8th grade	6,419	4,604	149	1,529	137
9th to 12th grade, no diploma	21,273	12,313	757	7,589	614
High school graduate (incl. equivalency)	44,627	20,362	2,468	20,272	1,525
Some college credit, less than 1 year	12,114	5,232	653	5,851	378
1 or more years of college, no degree	19,102	7,921	1,085	9,511	585
Associate degree	9,580	3,835	503	4,976	266
Bachelor's degree	13,432	5,288	1,227	6,522	395
Master's degree	4,555	1,800	535	2,094	126
Professional degree	1,917	661	314	884	58
Doctorate degree	658	279	66	284	29
PERCENT					
Total Population Age 25+	100%	47.3%	5.7%	43.9%	3.0%
Less than 5th grade	2	3.5	0.5	0.7	1
5th to 8th grade	4.7	7.1	1.9	2.6	3.3
9th to 12th grade, no diploma	15.6	19.1	9.7	12.7	14.8
High school graduate (incl. equivalency)	32.7	31.5	31.7	33.8	36.7
Some college credit, less than 1 year	8.9	8.1	8.4	9.8	9.1
1 or more years of college, no degree	14	12.3	13.9	15.9	14.1
Associate degree	7	5.9	6.5	8.3	6.4
Bachelor's degree	9.8	8.2	15.7	10.9	9.5
Master's degree	3.3	2.8	6.9	3.5	3
Professional degree	1.4	1	4	1.5	1.4
Doctorate degree	0.5	0.4	0.8	0.5	0.7

Source: U.S. Census Bureau, Census 2000, Summary File 3.

Employment

The Florida Labor Market Statistics, Quarterly Census of Employment and Wages Program and the Office of Economic and Demographic Research, Florida Legislature, report the following employment statistics for St. Lucie County:

- For 2006, St. Lucie County had 110,140 workers employed and 4,840 workers unemployed for an unemployment rate of 4.2 percent. Previously, the unemployment rate in the county had dropped from 5.7 percent in 2000 to 3.9 percent in 2005.
- Compared to \$712 statewide, the average weekly wage for St. Lucie County in 2006 was \$634. This would be equivalent to \$15.85 per hour or \$32,968 per year, assuming a 40-hour week worked the year around.
- The labor force in St. Lucie County was estimated at 56.8 percent of the county population aged 18 and older for 2005, compared to 62 percent statewide.

In terms of industry classifications, the Trade, Transportation, and Utilities sector employs the most people in St. Lucie County, accounting for 24 percent of total employment. The Government classification accounts for 17 percent of total employment and Education and Health Services account for another 12 percent. The table below shows each of the major industry classifications by total employment and average annual wage, comparing St. Lucie County to the state as a whole.

Average Annual Employment, % by Category, 2005,	Employment by Industry				
	St. Lucie County	Florida	Average Annual Wage	St. Lucie County	Florida
			All industries	\$32,383	\$36,804
Natural Resource & Mining	3.3%	1.3%	Natural Resource & Mining	\$25,947	\$22,841
Construction	10.4%	7.5%	Construction	\$32,723	\$38,284
Manufacturing	4.4%	5.2%	Manufacturing	\$34,894	\$43,409
Trade, Transportation and Utilities	23.9%	20.1%	Trade, Transportation and Utilities	\$33,005	\$33,950
Information	1.0%	2.2%	Information	\$45,131	\$52,849
Financial Activities	6.0%	6.8%	Financial Activities	\$38,214	\$52,659
Professional & Business Services	10.2%	17.1%	Professional & Business Services	\$28,828	\$39,390
Education & Health Services	12.4%	11.7%	Education & Health Services	\$35,925	\$38,322
Leisure and Hospitality	8.8%	11.4%	Leisure and Hospitality	\$15,519	\$19,303
Government	17.1%	13.6%	Government	\$38,710	\$41,272
Other services	2.6%	3.1%	Other services	\$23,952	\$25,768

Source: Office of Economic and Demographic Research, Florida Legislature

St. Lucie County job seekers, including welfare reform program clients, can get assistance to improve their employment situation from the Workforce Development Board. Through contractual partnership, Arbor Employment and Training operates the regional One-Stop Center. Workforce services also are delivered through a mobile unit and other points of access throughout the Treasure Coast.

Top Employers

The Economic Development Council compiles and reports data relating to employment conditions in the region. Relative to the top employers, the Council reported that there have been some significant expansions within companies after their move to St. Lucie County (Liberty, Converges, QVC, Tropicana, and others), so a new Top Employers list is being updated. The most recent data available from the Council lists the following as the major employers in the county:

St. Lucie County Major Employers	
Employer	Avg # of Employees
St. Lucie County School District	3,689
St. Lucie County	1,832
Liberty Medical Supply	1,828
Indian River Community College	1,766
Wal-Mart Stores (includes Sam's Club)	1,750
State Government	1,421
Lawnwood Regional Medical Center	1,260
City of Port St. Lucie	985
QVC	975
Publix Super Markets	939
Florida Power and Light	913
St. Lucie Medical Center	807
Federal Government	625
Convergys Corporation	600
Wal-Mart Distribution Center	600
Bernard Egan & Company	500
Riverside National Bank	487
Aegis Communication Group	400
Winn-Dixie	389
City of Fort Pierce	385
Home Depot	385
Tropicana	375
Harbor Federal Savings Bank	370
New Horizons Health and Substance Abuse	369
BellSouth	350
St. Lucie County Fire District	321
Club Med Sandpiper	318
Drawdy Brothers Construction	300
PGA of America	278
Packers of Indian River	275

Source: EDC of St. Lucie County and SLC Community Services, August 2004

Commuting Workers

Information relating to commuting workers was compiled by the Workforce Development Board of the Treasure Coast using the Labor Market Information for St. Lucie County. In their Workforce Solutions Tool, the workforce board reported:

- St. Lucie County had 68,338 residents employed in 286 occupations, based on the 2000 Census.
- Nearly three-quarters (71%) of workers who resided in St. Lucie County also worked there.
- The three occupations that employ the most St. Lucie County residents were: first-line supervisors/managers of retail sales workers (2,431 workers); retail salespersons (2,289 workers); and secretaries and administrative assistants (1,941 workers).
- There were 123 occupations for which all workers who resided in St. Lucie County also worked in St. Lucie County. The three largest of these were: bus drivers (244 workers); clergy (223 workers); and industrial truck and tractor operators (199 workers).
- More males than females both resided and worked in St. Lucie County (52.1 percent and 47.9 percent, respectively).
- The three occupations that retained the most male resident workers were: driver/sales workers and truck drivers (1,094 workers); miscellaneous agricultural workers, including animal breeders (990 workers); and first-line supervisors/managers of retail sales workers (814 workers).
- The three occupations that retained the most female resident workers were: secretaries and administrative assistants (1,319 workers); cashiers (1,138 workers); and elementary and middle school teachers (1,093 workers).
- A majority of St. Lucie County residents who also worked in St. Lucie County were White alone, not Hispanic or Latino (73%) or Black or African American alone, not Hispanic or Latino (14.6%).
- Of the 49,818 St. Lucie County residents who stayed in St. Lucie County to work, 32.6 percent had earned a maximum education of "some college" or an associate's degree.
- Only 4.4 percent of St. Lucie County residents commuted to Palm Beach County to work and no residents commuted to Brevard County or Broward County.
- The occupations that the most St. Lucie County residents commuted to Palm Beach County to work in were: carpenters (114 workers); registered nurses (105 workers); and driver/sales workers and truck drivers (105 workers).

- More males left the county for work than their female counterparts, (68.3 percent and 31.7 percent, respectively).
- The three occupations that attracted the most male St. Lucie County residents to work in Palm Beach County were: carpenters (114 workers); driver/sales workers and truck drivers (105 workers); and first-line supervisors/managers of construction trades/extract workers (104 workers).
- The three occupations that attracted the most female St. Lucie County residents to work in Palm Beach County were: registered nurses (90 workers); secretaries and administrative assistants (75 workers); and bookkeeping, accounting, and auditing clerks (50 workers).
- A majority of St. Lucie County residents who commuted to Palm Beach County to work were White alone, not Hispanic or Latino (88.8%).
- Nearly ten percent of St. Lucie County residents who were Black or African American and White, not Hispanic or Latino commuted to Palm Beach County to work.
- The most common level of educational attainment among St. Lucie County residents who commuted to another county to work was “some college” or an associate’s degree (38.3%)
- Over two-fifths (41.1%) of St. Lucie County residents who commuted to Palm Beach County to work obtained at least “some college” or an associate’s degree.
- Almost one-fifth (17.8 percent) of St. Lucie County workers who commuted from outside the region, including Martin County (3.9 percent), Indian River County (2.9 percent), or Palm Beach County (0.3 percent).
- More men than women commuted to St. Lucie County from another county (66.4 percent and 33.6 percent, respectively).
- The three occupations that attracted the most male commuters from other counties were: miscellaneous agricultural workers, including animal breeders (422 workers); driver/sales workers and truck drivers (227 workers); and first line supervisors/ managers of retail sales workers (215 workers).
- The three occupations that attracted the most female commuters from other counties were: registered nurses (223 workers); elementary and middle school teachers (179 workers); and first line supervisors/managers of retail sales workers (145 workers).

Reports from the Treasure Coast Workforce Development Board provide comparative data from the neighboring counties served by the Board. Compared to the 71% of workers who resided in St. Lucie County and also worked there:

- 76% of workers who resided in Martin County also worked there
- 76% of workers who resided in Okeechobee also worked there
- 95% of workers who resided in Indian River also worked there

Employment Projections

The Agency for Workforce Innovation compiles data relating to employment projections from 2004 through 2012. The Workforce Development Board reported these data for Region 20 which includes St. Lucie County as well as Martin, Okeechobee, and Indian River counties. The projections reported by the Workforce Development Board are:

- Occupational Employment Projections indicate overall employment growth rates averaging about 1.99 percent in this area. A total of 30,000 jobs are expected to be added to the local labor markets over this period. Occupations within the Education, Training, and Library category expect the strongest growth (3.70% annual growth rate), while Farming, Fishing, and Forestry occupations exhibit a decline in the number of jobs (0.39% annually). This is consistent with overall national and statewide employment trends towards service and information-oriented occupational fields.
- Industrial employment projections for Workforce Region 20 show a similar trend. Service-oriented industries are projected to experience the most growth, while agricultural and other manufacturing industries exhibit weak growth or even decline. Though this is true in the broad sense, certain industries run counter to the general pattern. For instance, the Transportation and Warehousing industrial segment actually reports the highest growth rate among all the categories depicted (3.76%). The broader categories of Professional and Business Services, and Education and Health Services, however, project the highest overall growth in terms of the total number of jobs added and also show strong proportionate growth rates of around 3 percent annually.

Income

St. Lucie County ranks in the 34th percentile nationally on adjusted gross income, but was in the 60th percentile for wages. The difference is reflected in an 11th percentile ranking on dividends and a 14th percentile ranking on interest. Clearly there is an income distinction in the county between those who depend on wages for their income and those whose income includes earnings on investments.

The county's per capita income in 2005 was \$25,861, below the state average of \$34,001. [Per capita income is based on annualized total personal income and resident population. Incorporated into per capita income are earned income (wages and salaries), as well as dividends and interest income.] Workers in St. Lucie County were paid about an annual wage of \$27,870 which equates to an hourly wage of \$13.40 based on a 2,080 hour work-year.

More information on income is reported in the Family Life section.

Data compiled by the Shimberg Center for Affordable Housing, Florida Housing Data Clearinghouse at the University of Florida provides detail on household income in St. Lucie County (where household income is measured as a percentage of the median income for the county or area, adjusted for family size), as well as information from peer counties. The Shimberg Center reports that the 2007 HUD-estimated median income for a family of four is:

- \$52,800 in St. Lucie County and the surrounding metro area;
- \$57,500 in Manatee County and the surrounding metro area;
- \$54,900 in Lake County and the surrounding metro area; and
- \$42,700 in Marion County and the surrounding metro area.

In terms of household income, 37 percent of the households in St. Lucie County have an income that is 120 percent or more of the median county income. This compares to 40.8 percent in Marion County, 33.9 percent in Manatee County, and 25.5 percent in Lake County.

Households with less than 80 percent of median income are traditionally classified as low income. Using this standard, 41 percent of St. Lucie County households are low income. This compares to 50 percent in Lake County, 43 percent in Manatee County, and 38 percent in Marion County.

Low income status varies within St. Lucie County communities:

- Fort Pierce has the highest percentage of low income households at 47 percent.
- Port St. Lucie is next highest with 46 percent low income households.
- In the unincorporated areas of the county, 43 percent of households are low income.
- St. Lucie Village has the lowest percentage of low income households, at 33 percent.

The following table shows the number of households classified by household income as a percent of median income. As noted previously, the 2007 HUD-estimated median income for a family of four in St. Lucie County and the surrounding metro area is \$52,800. (Household income is measured as a percentage of the median income for the county or area, adjusted for family size). As the table shows, the lowest income households are in Fort Pierce and Port St. Lucie.

Household Income as a Percent of Median Income

Household Income	St. Lucie County		Ft. Pierce		Port St. Lucie		St. Lucie Village		St. Lucie-Unincorp.	
	Household Count	%	Household Count	%	Household Count	%	Household Count	%	Household Count	%
<20%	6055	7.1%	1514	10.3%	2454	6.0%	16	6.4%	2071	6.9%
20-29.9%	3679	4.3%	766	5.2%	1521	3.7%	6	2.4%	1386	4.6%
30-39.9%	4510	5.3%	792	5.4%	1973	4.8%	9	3.6%	1736	5.8%
40-49.9%	5026	5.9%	973	6.6%	2144	5.3%	10	4.0%	1899	6.3%
50-59.9%	5249	6.1%	896	6.1%	2362	5.8%	11	4.4%	1980	6.6%
60-79.9%	10457	12.2%	1918	13.0%	4723	11.6%	29	11.6%	3787	12.5%
80-119.9%	18983	22.1%	3171	21.6%	9160	22.5%	59	23.7%	6593	21.8%
over 119.9%	31875	37.1%	4676	31.8%	16361	40.2%	109	43.8%	10729	35.5%
Total	85834	100.0%	14706	100.0%	40698	100.0%	249	100.0%	30181	100.0%

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

NOTE: Household income is defined as the sum of receipts from the following for an individual, family, or household: wages or salaries; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; social security or railroad retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other sources.

Approximately 25,500 St. Lucie County residents live below the poverty threshold. The overall poverty rate as measured in the 2000 Census was 13.4 percent, higher than the state rate of 12.5 percent. One in five (20.5%) children under the age of 18 live in poverty and 7.7 percent of those 65 and older live in poverty. Nearly 10 percent (9.6%) of families in St. Lucie County live in poverty. Poverty rates vary greatly by age and by community within the county. The table below shows the number and percentage of residents below and above the poverty level in the county as a whole and in the four largest communities. County-wide, five percent of children under age 18 live in poverty. Less than two percent of the county population is persons 65 and over living at the poverty threshold. In Fort Pierce, 7 percent of the population consists of children living in poverty.

Poverty Status by Age as a Percentage to Total Population in St. Lucie County and Cities

Income Group by Age	St. Lucie County		Fort Pierce		Hutchinson Island		Port St. Lucie		West St. Lucie	
	Total	%	Total	%	Total	%	Total	%	Total	%
Total:	190,064	100%	92,186	100%	8,222	100%	84,415	100%	5,241	100%
Income in 1999 below poverty level:	25,464	13.4%	17,822	19.3%	566	6.9%	6,813	8.1%	263	5.0%
Under 5 years	2,187	1.2%	1,781	1.9%	15	0.2%	391	0.5%	0	0.0%
5 years	496	0.3%	350	0.4%	27	0.3%	119	0.1%	0	0.0%
6 to 11 years	3,347	1.8%	2,316	2.5%	23	0.3%	1,001	1.2%	7	0.1%
12 to 17 years	2,925	1.5%	2,018	2.2%	0	0.0%	907	1.1%	0	0.0%
18 to 64 years	13,198	6.9%	9,215	10.0%	338	4.1%	3,474	4.1%	171	3.3%
65 to 74 years	1,526	0.8%	1,014	1.1%	39	0.5%	401	0.5%	72	1.4%
75 years and over	1,785	0.9%	1,128	1.2%	124	1.5%	520	0.6%	13	0.2%
Income in 1999 at or above poverty level:	164,600	86.6%	74,364	80.7%	7,656	93.1%	77,602	91.9%	4,978	95.0%
Under 5 years	8,204	4.3%	3,607	3.9%	70	0.9%	4,375	5.2%	152	2.9%
5 years	1,614	0.8%	672	0.7%	0	0.0%	919	1.1%	23	0.4%
6 to 11 years	11,763	6.2%	5,430	5.9%	65	0.8%	6,046	7.2%	222	4.2%
12 to 17 years	11,791	6.2%	5,231	5.7%	106	1.3%	6,062	7.2%	392	7.5%
18 to 64 years	91,604	48.2%	41,288	44.8%	3,186	38.7%	44,634	52.9%	2,496	47.6%
65 to 74 years	22,002	11.6%	9,426	10.2%	2,421	29.4%	9,019	10.7%	1,136	21.7%
75 years and over	17,622	9.3%	8,710	9.4%	1,808	22.0%	6,547	7.8%	557	10.6%

Source: U.S. Census, 2000

Definition of Poverty:

Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

"Total income" is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

2007 HHS Poverty Guidelines*

Persons in Family	Monthly Poverty Guideline	Annual Poverty Guideline	125% of Annual Poverty Guideline
1	850.83	10,210.00	12,762.50
2	1,140.83	13,690.00	17,112.50
3	1,430.83	17,170.00	21,462.50
4	1,720.83	20,650.00	25,812.50
5	2,010.83	24,130.00	30,162.50
6	2,300.83	27,610.00	34,512.50
7	2,590.83	31,090.00	38,862.50
8	2,880.83	34,570.00	43,212.50

Source: Federal Register, Volume 72, No 15, January 24, 2007, pp. 3147-3148. Department of Health and Human Services. Annual Update of the HHS Poverty Guidelines.

The next table shows the poverty rate by age group for cities and specific subdivisions within the county. The table shows that 25 percent of families and 45 percent of children in Fort Pierce (city) are living in poverty.

The Family Life chapter discusses poverty status in more detail.

Percent of Population in Poverty for St. Lucie County and Subdivision/Place

	Percent of population for whom poverty status is determined			Percent of families
	All Ages	Related children under 18	65 years and over	
St. Lucie County	13.4	20.5	7.7	9.6
COUNTY SUBDIVISION AND PLACE				
Fort Pierce CCD	19.3	29.4	10.6	14.5
Fort Pierce city (part)	32.8	45.6	19.9	27.5
Fort Pierce North CDP	22.1	26.1	12	19
Fort Pierce South CDP	17.6	26.1	9.7	12
Indian River Estates CDP	7.7	12.2	2.6	6.4
Lakewood Park CDP	9.5	14.1	5.6	8.2
Port St. Lucie city (part)	5	4.9	5.2	3.5
Port St. Lucie-River Park CDP (part)	10.7	8.7	11.2	2.2
St. Lucie village	4	0.8	6.8	1.9
White City CDP	11.1	14.6	7.9	7.4
Remainder of Fort Pierce CCD	11.7	20.7	8.3	8.5
Hutchinson Island CCD	6.9	21.2	3.7	4
Fort Pierce city (part)	10.7	25.1	5.5	7.3
Hutchinson Island South CDP	4.5	0	3.3	2.4
Remainder of Hutchinson Island CCD	5.5	(X)	0	0
Port St. Lucie CCD	8.1	11.6	5.6	5.7
Port St. Lucie city (part)	8.3	11.7	5.9	6
Port St. Lucie-River Park CDP (part)	8.2	12.7	5.4	5.7
Remainder of Port St. Lucie CCD	3.2	3	2.1	0.4
West St. Lucie CCD	5	0.9	4.8	3.8
West St. Lucie CCD	5	0.9	4.8	3.8
PLACE				
Fort Pierce city	30.9	45.1	17.5	25.4
Fort Pierce North CDP	22.1	26.1	12	19
Fort Pierce South CDP	17.6	26.1	9.7	12
Hutchinson Island South CDP	4.5	0	3.3	2.4
Indian River Estates CDP	7.7	12.2	2.6	6.4
Lakewood Park CDP	9.5	14.1	5.6	8.2
Port St. Lucie city	7.9	11.1	5.8	5.7
Port St. Lucie-River Park CDP	9.2	11.1	7	4.4
St. Lucie village	4	0.8	6.8	1.9
White City CDP	11.1	14.6	7.9	7.4

Source: U.S. Census, 2000

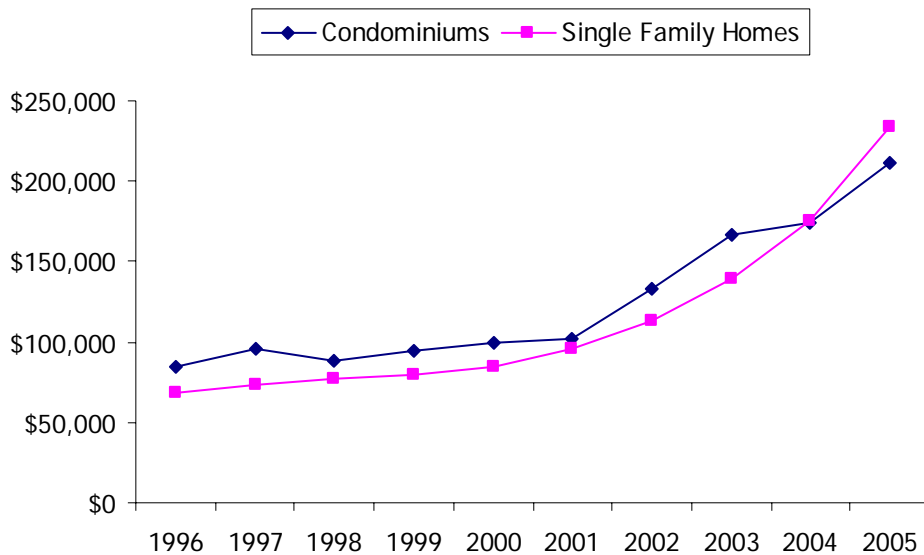
Housing

The home ownership rate for St. Lucie County was reported at 78 percent for 2002, compared to 70 percent statewide. Total home ownership in 2002 was estimated at 81,063, out of a 2002 population of 203,359. The section on Family Life discusses home ownership in more detail.

The Shimberg Center for Affordable Housing, Florida Housing Data Clearinghouse reports the following data regarding home sales and rent:

- Median family sales price for 2005 in St. Lucie County for a single family home was \$234,000 and for a condominium was \$212,000.
- The median rent paid by St. Lucie County households in 2000 was \$621 per month, compared to a statewide median rent of \$641;
- In St. Lucie County and the surrounding metro area, the HUD Fair Market Rent in 2007, representing rent for a typical modest apartment, was \$578 for a studio apartment, \$579 for a one-bedroom, \$734 for a two-bedroom, \$970 for a three-bedroom, and \$1000 for a four-bedroom unit.

As elsewhere in south Florida and throughout the state, the sales price of single family homes and condominiums has risen sharply. The chart below shows the change in prices from 1996 to 2005.



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

In 2002, there were an estimated 61,649 single family homes, 15,236 multi-family units, and 8,647 mobile homes in St. Lucie County.

Affordable Housing Concerns

Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. In 2005, 210,090 St. Lucie county households (24%) paid more than 30 percent of their income for housing. Included in this figure are 8,082 households that paid more than 50 percent of their income for housing. These households are referred to as severely cost burdened.

Those earning the least pay the highest percentage of income on housing. There are nearly 5,000 households in St. Lucie County earning less than 30 percent of the median income who pay over half of their income for housing. The following table shows the number and percent of households that are cost-burdened (paying 30-50% of income for housing) and severely cost-burdened (paying 50% or greater of income for housing) as a percentage of median income for the area.

Households by Income and Cost Burden, St. Lucie, 2005

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
	0-30%	30-50%	≥50%
Less than 30% AMI	3272	1523	4939
30-59.9% AMI	7584	4650	2551
60-79.9% AMI	7673	2336	448
80+ % AMI	46215	4499	144
Total	64744	13008	8082
Less than 30% AMI	34%	16%	51%
30-59.9% AMI	51%	31%	17%
60-79.9% AMI	73%	22%	4%
80+ % AMI	91%	9%	0%
Total	75%	15%	9%

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

Size of Households and Cost Burden

As reported by the Florida Housing Data Clearinghouse, the size of households and degree of cost burden in St. Lucie County was as follows:

- 55,937 households in St. Lucie County (65%) were made up of 1-2 persons in 2005. 24% of these households paid more than 30% of income for rent or mortgage costs.
- 22,209 households in St. Lucie County (26%) were made up of 3-4 persons in 2005. 24% of these households paid more than 30% of income for rent or mortgage costs.
- 7,688 households in St. Lucie County (9%) were made up of 5 persons or more in 2005. 30% of these households paid more than 30% of income for rent or mortgage costs.

Owners/Renters and Cost Burden

21 percent of owners and 40 percent of renters are cost-burdened, i.e., they pay more than 30 percent of their income for housing. Among renters, 19 percent are severely cost burdened.

Disability and Cost Burden

In 2000, 10,519 low-income households included at least one person age 15 or older with a disability. These households had incomes below 60% of the area median income. 67 percent of these households paid more than 30 percent of income for rent or mortgage costs.

Elderly Households

There are more households headed by persons age 65 or older in St. Lucie County (33%) compared to statewide (27%). Of the total 28,734 elderly households, 26,566 (92%) own their own homes. Twenty percent pay more than 30 percent of their income for rent or mortgage.

Substandard Housing

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In St. Lucie County in 2000,

- 3,485 housing units (4.5% of all units) were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.
- 862 units (1.1%) did not use home heating fuel, compared to a statewide percentage of 1.8%.
- 214 units (0.2%) lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.
- 382 units (0.4%) lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

Projected Increase in Cost-Burdened Households

By 2025, there will be over 11,000 severely cost burdened households, including a growth of 3,700 households, both renters and owners, between 2002 and 2025. The following tables show the projected growth in the number of severely cost-burdened households in St. Lucie County from 2002 through 2025.

Growth in Severely Cost Burdened Households 2002-2025 for St. Lucie County

Number of severely cost burdened (50%+) households with income less than 80% AMI by tenure						
Tenure	2002	2005	2010	2015	2020	2025
Owner	4,238	4,489	5,003	5,579	6,223	6,852
Renter	3,296	3,449	3,723	3,976	4,191	4,386

Growth in Severely Cost Burdened (50%+) Households with Income Less than 80% AMI by Tenure						
Tenure	2002-2005	2005-2010	2010-2015	2015-2020	2020-2025	Total
Owner	251	514	576	644	629	2,614
Renter	153	274	253	215	195	1,090

Construction Need by Income Level

Additional units will need to be constructed to keep pace with the growth in households. Ensuring that all of the units are built at appropriate price or rent levels would mean that the new households would not face undue cost burdens. The following table shows the number of units needed for each income level, for the next 3 years, 8 years, 13 years, 18 years, and 23 years. All income levels are shown in this chart, not solely low income.

Construction Need for Low-Income Households by Income as a Percentage of AMI

Household Income as % of AMI	2002-2005	2002-2010	2002-2015	2002-2020	2002-2025
<20%	363	975	1618	2314	3014
20-29.9%	175	551	1015	1580	2222
30-39.9%	232	672	1232	1922	2773
40-49.9%	293	795	1372	2097	2921
50-59.9%	264	813	1478	2258	3134
60-79.9%	576	1707	2948	4310	5695
80-119.9%	1001	3194	5581	7951	10117
120+ %	1867	5466	8886	12113	14839

Haitian Issues

Focus groups were conducted among St. Lucie County residents of Haitian descent. An area which is not covered by indicator data is communication. In the Haitian culture, the children speak English, but the parents speak Creole. Haitians feel there is a lack of information in Creole about subjects such as immigration, schools, community, jobs, and transportation. They suggest that a community center, a radio station which would broadcast in Creole, or an information “ATM” would be a good way to share information. Right now, the primary place to pass information for Haitians is Church.

Another Haitian issue uncovered in the focus groups is that the women will say they are not married to qualify for needed services. In addition, they feel degraded and that their privacy is invaded when they seek out help and services.

Other issues for Haitians are covered in the appropriate chapters of this report.

Hispanic Issues

Based on the focus group among Hispanic respondents, one of the key issues which is not covered by indicator data is racism. Hispanics feel the Blacks target them for robberies, particularly in Fort Pierce. They also suggest that many Hispanics come here with a “farmers” mentality and they are not trained or educated to find anything other than “common” jobs.

Hispanics also stick together to work around the “system”. For example, legal residents will deposit pay checks for illegal residents and give them the cash since the illegal residents cannot obtain a social security card and many do not have a driver’s license, which is needed to open bank accounts.

Like Haitians, Hispanics indicate that there are communication issues. They indicate that they do read the Spanish language newspaper, but they also get information from posters and flyers in grocery stores. Hispanics also suggest that there is a need for an interpreter in places like hospitals to help with communication. Like Haitians, the children speak English, but many adults only speak Spanish.

Other issues for Hispanics are covered in the appropriate chapters of this report.