

St. Lucie County Board of County Commissioners
Ordinance No. 92-24, St. Lucie County Code of Ordinances
ECONOMIC DEVELOPMENT AD VALOREM PROPERTY TAX EXEMPTION APPLICATION
Chapter 196.1995, Florida Statutes

To be filed with the Board of County Commissioners, the governing boards of the municipality, or both,
no later than March 1 of the year the exemption is desired to take effect.

1 Business name CHENEY BROS INC		Mailing address 1 CHENEY WAY	
2 Please give name and telephone number of owner or person in charge of this business. Name BYRON RUSSEL		RIVIERA BEACH, FL 33404 Telephone number 561-845-4700	
3 Exact Location (Legal Description and Street Address) of Property for which this return is filed Please Attach Property Card 1 CHENEY EXPRESS WAY, PORT ST. LUCIE, FL 34987			4 Date you began, or will begin, business at this facility 11/23
5 Description of the improvements to real property for which this exemption is requested FOOD DISTRIBUTION CENTER			Date of commencement of construction of improvements 8/22
6 Description of the tangible personal property for which this exemption is requested and date when property was, or is to be purchased			APPRAISER'S USE ONLY
		Date of Purchase	Taxpayer's Estimate of
Class or Item	Age	Original Cost	Cond* Fair Market Rent Cond*
OFFICE FURNITURE		12/23 \$ 698,259	good \$ \$9,776,136
EDP EQUIPMENT, COMPUTERS		12/23 \$ 989,241	good \$ \$ See
MACHINERY & EQUIPMENT		12/23 \$ 8,962,853	good \$ \$ Attached
SIGNAGE		12/23 \$ 98,815	good \$ \$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Average value of inventory on hand: \$0		*Condition: good, avg (average), or poor	
Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.			
7 Do you desire exemption as a <input type="checkbox"/> new business or <input checked="" type="checkbox"/> expansion of an existing business		9 Trade levels (check as many as apply)	
8 Describe type or nature of your business WHOLESALE FOODS		<input type="checkbox"/> Retail <input checked="" type="checkbox"/> Wholesale <input type="checkbox"/> Manufacturing <input type="checkbox"/> Professional <input type="checkbox"/> Service <input type="checkbox"/> Office <input type="checkbox"/> Other, specify:	
10 Number of full-time employees to be employed in Florida			
If an expansion of an existing business:		Net increase in employment	% Increase in productive output resulting from this expansion
11 Sales factor for the facility requesting exemption:			
Total sales in Florida from this facility-one (1) location only		divided by	Total sales everywhere from this facility-one (1) location only = %
12 For office space owned and used by a corporation newly domiciled in Florida		Date of incorporation in Florida N/A	Number of full-time employees at this location 0
I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.1995, Florida Statutes. I agree to furnish such other reasonable information as the Board of County Commissioners, the governing authority of the municipality, or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his declaration is based on all information of which he has any knowledge.)			
Date 2-29-24		Signature, preparer	
Signature, taxpayer		Preparer's address EINSERAMPER 505 S. FLAGLER DR. STE 900, WEST PALM BEACH, FL 33401	
Title CEO		Preparer's telephone number 561-832-9292	
Property Appraiser's Use Only			
I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources	\$ 258,924,008.10	
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section	\$ 620,114.64	
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation	\$ 439,533.80	
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted Improvements to real property \$ 51,383,200 Personal property \$ 9,776,136		
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a <input checked="" type="checkbox"/> new business <input type="checkbox"/> expansion of an existing business <input type="checkbox"/> neither		
VI	Last year for which exemption may be applied <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Application to be filed not later than March 1

Date

Signature, Property Appraiser

*Estimates based on 2024 values and millage rates subject to change in 2024

CITY OF PORT ST. LUCIE CITY COUNCIL

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION APPLICATION

Ordinance No. 10-55, City of Port St. Lucie Code of Ordinances, Chapter 196, Florida Statutes

To be submitted to the Legal Department

1. Business Name and Mailing Address:
CHENEY BROS., INC.
1 CHENEY WAY, RIVIERA BEACH, FL 33404

2. Please give name and telephone number of Owner or Person in Charge of Business:
 Name: BYRON RUSSELL Telephone Number: 561-845-4700

3. Exact location (Legal Description and Street Address) of Property for which this return is filed:
4326-601-0002-000-2
1 CHENEY EXPRESS WAY, PORT ST LUCIE, FL 34987

4. Date you began, or will begin, business at this facility: NOV 2023

5. a. Description of the improvements to real property for which this exemption is requested:
372,000 SQFT DISTRIBUTION CENTER

- b. Date of commencement of construction of improvements: AUG 2022

6. a. Description of the tangible personal property for which this exemption is requested:

Class of Item	Age	Date of Purchase	Original Cost	Condition			Taxpayer's Estimate of Fair Market Value	Appraiser's Use Only	
				Good	Avg.	Poor			
Office Furniture		12/23	698,259	698,259				\$9,776,136	
EDP Equipment		12/23	989,241	989,241				see attached	
Machin. & Equip		12/23	8,962,853	8,962,853					
Signage		12/23	98,815	98,815					

- b. Average Value of Inventory on hand: _____

- c. Any additional personal property not listed above for which an exemption is claimed must be returned on Form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.

7. Do you desire an exemption as a "New Business" or as an "Expansion of Existing Business"

8. Describe the type of nature of your business:
WHOLESALE FOOD SERVICE DISTRIBUTOR
-
9. Trade level (check as many as apply): Wholesale Manufacturing Professional
 Service Office Other
10. a. Number of full-time employees to be employed in the City of Port At. Lucie, Florida: _____
 (1) Average hourly wage: _____
- b. If an expansion of an existing business:
 (1) Net Increase in Employment: _____
 (2) Increase in productive output resulting from this expansion: _____
11. Sales factor for the facility requesting exemption: N/A
 Total sales in Florida from this facility – One (1) location only _____ divided by Total Sales
 everywhere from this facility – One (1) location only _____ = _____
12. For office space owned and use by a corporation newly domiciled in Florida:
 a. Date of incorporation in Florida: N/A
 b. Number of Full-time employees at this location: _____
13. If requesting an exemption due to location in a slum or blighted area, please such additional
 information as required by the City Council or Property Appraiser.

I hereby request the adoption of an ordinance granting an exemption from ad valorem taxation on the above property pursuant to Section 196.195, Florida Statutes as incorporated by Ordinance No. 10-55, City of Port St. Lucie Code of Ordinances. I agree to furnish such other reasonable information as the City Council or the Property Appraiser may request in regard to the exemption requested herein. I hereby certify that the information and valuation stated above by me is true, correct, and complete to the best of my knowledge and belief. (If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he has any knowledge.)

DATE: 5/1/24
 SIGNED: [Signature]
 (Taxpayer)
 TITLE: Controller

SIGNED: _____

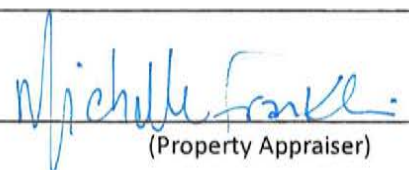
 (Preparer's Address)

 (Preparer's Telephone Number)

PROPERTY APPRAISER'S USE ONLY
TAX EXEMPTION - CHAPTER 196, FLORIDA STATUTES

1. Total revenue available to the City for the current fiscal year from ad valorem tax sources:
\$93,075,709 _____
2. Revenue lost to the City for the current fiscal year by virtue of exemptions previously granted under this section \$396,857.87 _____
3. Estimate of the taxable value lost to the City during the current fiscal year if the exemption applied for were granted had the property for which the exemption is requested otherwise been subject to taxation: \$61,208,331 _____
4. Estimate of the taxable value lost to the City if the exemption applied for were granted:
\$287,797.49 _____
5. Estimated number of City of Port St. Lucie residents to be employed in the City NA
Improvements to real property \$51,383,200 Personal Property \$9,776,136
6. I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as incorporated by Ord. No.10-55, City of Port St. Lucie Code of Ordinances as a New Business , as Expansion of an Existing Business or Neither .
7. Last year for which exemption may be applied _____

DATE: 4/12/24 _____

SIGNED: 
(Property Appraiser)

RETURN TO BE FILED NOT LATER THAN _____

EXHIBIT A
LEGAL DESCRIPTION OF LAND

Asset	Asset ID	Sub Desc	Description	Incl	Yr Acqd	Original Cost	Value
10CM - Office Furniture/Equip- 10 yr	10528285	PSL 053123	Office Furniture/Equip- 10 yr	TRUE	2023	\$185,692	\$170,837
10CM - Office Furniture/Equip- 10 yr	10528286	PSL 053124	Office Furniture/Equip- 10 yr	TRUE	2023	\$512,567	\$471,562
11PC6 - EDP Equipment- 6 yr	10528287	PSL 053123 COMPUTER HARDWARE	EDP Equipment- 6 yr	TRUE	2023	\$231,602	\$201,494
11PC6 - EDP Equipment- 6 yr	10528288	PSL 053124 COMPUTER HARDWARE	EDP Equipment- 6 yr	TRUE	2023	\$218,894	\$190,438
11PC6 - EDP Equipment- 6 yr	10528289	PSL 053123 WMS EQUIPMENT	EDP Equipment- 6 yr	TRUE	2023	\$474,512	\$412,825
11PC6 - EDP Equipment- 6 yr	10528290	PSL 053124 WMS EQUIPMENT	EDP Equipment- 6 yr	TRUE	2023	\$64,233	\$55,883
13IN8 - Machinery & Equip- 8 yr	10528291	PSL 053123 MOVING EQUIPMENT	Machinery & Equip- 8 yr	TRUE	2023	\$544,138	\$489,724
13IN8 - Machinery & Equip- 8 yr	10528292	PSL 053124 MOVING EQUIPMENT	Machinery & Equip- 8 yr	TRUE	2023	\$2,621,901	\$2,359,711
13IN - Machinery & Equip- 10 yr	10528293	PSL 053123 RACKING	Machinery & Equip- 10 yr	TRUE	2023	\$3,567,791	\$3,282,368
13IN - Machinery & Equip- 10 yr	10528294	PSL 053124 RACKING	Machinery & Equip- 10 yr	TRUE	2023	\$2,213,106	\$2,036,058
13CM8 - Machinery & Equip- 8 yr	10528302	PSL 053123 MOVING EQUIP-GOLF CARTS	Machinery & Equip- 8 yr	TRUE	2023	\$15,918	\$14,326
19CM - Signs- 10 yr	10528295	PSL 053123 BUILDING-CHENEY SIGN PSL	Signs- 10 yr	TRUE	2023	\$45,000	\$41,400
19CM - Signs- 10 yr	10528296	PSL 053124 BUILDING-CHENEY SIGN PSL	Signs- 10 yr	TRUE	2023	\$53,815	\$49,510
						SUM=\$10,749,169	SUM=\$9,776,136