

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Monday, March 23, 2026

5:30 PM

Council Chambers, City Hall

Community Redevelopment Agency

1. **Meeting Called to Order**
2. **Roll Call and Determination of Quorum**
3. **Pledge of Allegiance**
4. **Additions and Deletions to the Agenda and Approval of the Agenda**
5. **Approval of Consent Agenda**
 - 5.a Approval of the December 8, 2025 Community Redevelopment Agency Meeting Minutes [2026-297](#)
 - 5.b CRA Annual Report FY 2024-25 [2026-291](#)
6. **Public to be Heard**
7. **New Business**
 - 7.a Project Updates on Community Redevelopment Areas [2026-292](#)
8. **Other Issues by Board Members**
9. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard and/or on any Agenda Item is asked to fill out a white Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary
2026-297

Agenda Date: 3/23/2026

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of the December 8, 2025 Community Redevelopment Agency Meeting Minutes

Submitted By: Jennifer Davis, Community Redevelopment Agency Director

Executive Summary (General Business): N/A

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the meeting minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the meeting minutes.
2. Move that the Board not approve, provide staff with direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: December 8, 2025 Community Redevelopment Agency Meeting Minutes

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

City of Port St. Lucie
Community Redevelopment
Agency

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes - Final
Shannon M. Martin, Chairman

Jolien Caraballo, Vice Chairman, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, December 8, 2025

5:30 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Special Meeting of THE COMMUNITY REDEVELOPMENT AGENCY (CRA) of the City of Port St. Lucie was called to order by Chair Martin on December 8, 2025, at 5:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida

2. Roll Call and Determination of Quorum

Present	Chairman Shannon M. Martin Councilwoman Stephanie Morgan Vice Chair Jolien Caraballo Councilman Dave Pickett
Absent	Councilman Anthony Bonna

3. Pledge of Allegiance

Chair Martin led the assembly in the Pledge of Allegiance.

4. Additions and Deletions to the Agenda and Approval of the Agenda

Vice Chair Caraballo moved to approve the Agenda. Mr. Pickett seconded the motion. The motion passed unanimously by voice vote.

5. Approval of Consent Agenda

5.a Approval of the November 4, 2025 Community
Redevelopment Agency Meeting Minutes

[2025-1174](#)

Mr. Pickett moved to approve the Consent Agenda. Vice Chair Caraballo seconded the motion. The motion passed unanimously by voice vote.

6. Public to be Heard

There was nothing heard under this item.

7. Resolutions

7.a Resolution 25-CRA-07, Authorizing the Issuance of Not to Exceed \$7,200,000 in Aggregate Principal Amount of a City of Port St. Lucie Community Redevelopment Agency Redevelopment Trust Fund Revenue Bond; Authorizing the Pledging of Funds; Authorizing Certain Rights of the Bond Holder; and Providing an Effective Date.

[2025-1146](#)

The City Clerk read Resolution 25-CRA-07 aloud by title only.

Jennifer Davis, CRA Director, stated that the bond would be issued to fund enhancements to the event center located at Walton & One, including the front plaza and public spaces, as well as the supporting warehouse facilities. The bond would also be used to fund planning initiatives related to the future expansion of the event center. She added that the bond issuance was not related to the stadium improvements and that the bond would be repaid solely through tax increment revenues with the CRA. Ms. Davis presented the enhancements and renovations which were provided for under the bond. Ms. Davis explained that this item was a companion item to Ordinance 25-77, which would be heard at the City Council meeting and added that staff was available for any questions.

There being no further discussion, Mr. Pickett moved to approve Resolution 25-CRA-07. Ms. Morgan seconded the motion. The motion passed unanimously by voice vote.

8. Other Issues by Board Members

There was nothing heard under this item.

9. Adjourn

There being no further business, the meeting adjourned at 5:37 p.m.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk

Typed By: Calleigh N. Nazario, City Clerk Administrator



Agenda Summary
2026-291

Agenda Date: 3/23/2026

Agenda Item No.: 5.b

Placement: Consent Agenda

Action Requested: Discussion

CRA Annual Report FY 2024-25

Submitted By: Frank Knott, Executive Project Manager, Community Redevelopment Agency.

Executive Summary (General Business): The City of Port St. Lucie's Community Redevelopment Agency Annual Report for FY 2024-25 has been published.

Presentation Information: N/A

Staff Recommendation: Move that the Board accept the FY2024-25 Annual Report.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve.
2. Move that the Board provide staff additional direction.

Background: In accordance with Section 163.356(3)(d), Florida Statutes, City of Port St. Lucie Community Redevelopment Agency must file its Annual Report for Fiscal Year 2024-25 with the City of Port St. Lucie. The Agency's Annual Report includes a complete (unaudited) financial statement and other information which may be of interest. Annual Reports dating back to FY 2001-02 up to and including FY 2023-24 are available for view on the City's website.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments:

1. CRA Annual Report for FY 2024-25

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



2025

CRA ANNUAL REPORT

Community Redevelopment Agency



For Fiscal Year ended September 30, 2025

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Mayor & City Council



Stephanie Morgan
District 1

David Pickett
District 2

Shannon M. Martin
Mayor

Anthony Bonna, Sr.
District 3

Jolien Caraballo
Vice Mayor & District 4



Jesus Merejo
City Manager



Jennifer Davis
Director



Frank Knott
Executive Project Manager



Russ Blackburn
Special Assistant
to the City Manager



Elijah Wooten
Economic Development
Administrator



CRA



Introduction

A Community Redevelopment Agency refers to a public entity created by a city or a county to implement the community redevelopment activities outlined under Chapter 163, Part III, Florida Statutes. The Community Redevelopment Act of 1969 outlines the physical, economic, and blight conditions that can support the creation of a Community Redevelopment Area (CRA). It provides a vehicle for counties and municipalities to form a Community Redevelopment Agency and create a Redevelopment Trust Fund for financing improvements within a target area pursuant to the approved community redevelopment plan.

The City of Port St. Lucie's Community Redevelopment Agency (Agency) was created in 2001 by the City of Port St. Lucie City Council. The governing body of the City of Port St. Lucie CRA is the City of Port St. Lucie City Council sitting as the CRA Board of Directors. The City Council is comprised of five (5) members.

The Agency was established to address the lack of land set aside for commercial uses to serve the projected population in the original platted development of Port St. Lucie. Under the original developer's plan, most of the land in Port St. Lucie was platted for low density, single-family residential development. As a result, there is no central "core" or traditional "downtown" and many residents work, shop, and seek entertainment outside of the city. This increases traffic, negatively impacts the City's tax base, hinders the City's ability to meet the service demands generated by growth, impedes the City's ability to efficiently utilize its resources, and detracts from the quality of life.

Annual Requirement

The City of Port St. Lucie Community Redevelopment Agency Annual Report for Fiscal Year 2024/25 covers all activities for the period October 1, 2024 to September 30, 2025. It includes a complete (unaudited) financial statement of the Agency's revenues and expenses, amount of tax increment funds collected, and a reporting of activities for the fiscal year.

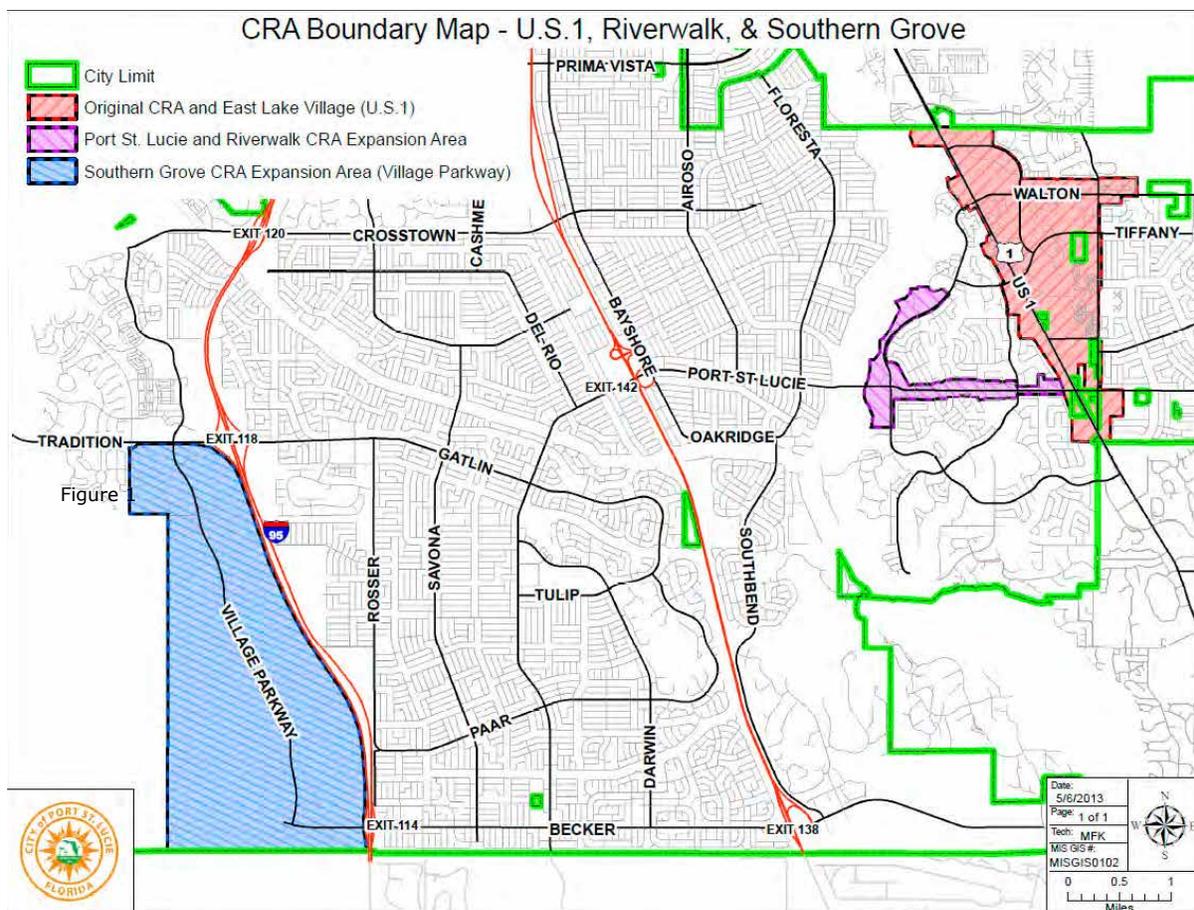
Pursuant to Section 163.356(3)(d), Florida Statutes, and 163.371(2), Florida Statutes, the Agency is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year. The report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing this report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency.

CRA Boundaries

In 2001, the City designated the Original CRA along U.S. 1 in eastern Port St. Lucie and formally adopted a community redevelopment plan on June 11, 2001 following an extensive community-driven planning process which included design charrettes and workshops. The redevelopment strategy is to create a central business district or commercial town center along U.S. 1 and a series of mixed-use pedestrian and transit friendly districts.

As stated in the vision statement, the Original CRA was intended to be a central gathering place that creates an identity for Port St. Lucie, as well as provides entertainment and economic opportunities. It will include a variety of development districts and connective open space to better serve current and future residents.

Since the Original CRA's creation in 2001, three additional areas have been formally designated as part of the CRA: Lenz Grove (now known as East Lake Village) in 2003; Port St. Lucie Boulevard/The Port District (CRA Expansion Area) in 2006; and Southern Grove in 2012. The boundary lines for the CRAs are depicted in Figure 1.



The four (4) redevelopment areas comprise approximately 5,627 +/- acres as follows:

- Original CRA: 1,600 +/- acres
- East Lake Village: 100 +/- acres
- CRA Expansion Area: 321 +/- acres
- Southern Grove: 3,606 +/- acres

Funding Source

The major funding source for the Port St. Lucie CRAs is tax increment revenue, a mechanism available to cities and counties to re-invest new property tax dollars within a targeted redevelopment area. When a CRA is created, the current assessed values of the property as determined by the Property Appraiser are designated as the base year value. Taxing authorities that contribute to the tax increment continue to receive ad valorem (property tax) revenue based on the base year value. Ad valorem revenues from increases in real property value above the base year amount ("increment") are deposited in a redevelopment trust fund and dedicated to the community redevelopment area. Since the tax increment is used to finance and/or fund redevelopment, the term tax increment is commonly referred to as tax increment financing, tax increment funding, or TIF.

Tax increment revenue is calculated separately for each of the four (4) CRA Districts. The tax increment revenue generated by the Original CRA, East Lake Village, and the CRA Expansion Area is used to fund public improvements in the eastern portion of the CRA. The tax increment revenue generated by Southern Grove is be used to fund improvements within Southern Grove.

Jurisdictions remitting tax increment revenue to the Port St. Lucie CRA include the City of Port St. Lucie and St. Lucie County (General Fund and Fine & Forfeiture Fund). Pursuant to an Interlocal Agreement between the City and St. Lucie County Fire District, the Fire District originally remitted tax increment revenue, but ceased participation in FY 2007-08.

In both the Original CRA and East Lake Village, the participating taxing authorities levying property taxes within these areas are required to deposit an amount equal to 95% of the incremental property tax revenues they receive annually from properties within those corresponding areas. In the CRA Expansion Area, the participating taxing authorities are required to annually deposit an amount equal to 95% of the incremental property tax revenues they receive from properties within the CRA Expansion Area; however, this requirement is subject to the following major exception set forth by Section 163.387(1)(b)(1)(a), Florida Statutes:

If a taxing authority imposes a millage rate that exceeds the millage rate imposed by the governing body that created the trust fund, the amount of tax increment to be contributed by the taxing authority imposing the higher millage rate shall be calculated using the millage rate imposed by the governing body that created the trust fund.

Based upon this exception, if the County's millage rate is higher than the City's, which it has been historically, the County shall calculate its tax increment payment for the CRA Expansion Area only by using the City's millage rate instead of its own higher rate.

The Southern Grove CRA was established in 2012 and is subject to the same exception noted above. In addition, Ordinance 12-30 set the tax increment at 50% of the difference between the current valuation of all levied properties within the Southern Grove CRA boundary compared to the base year valuation of the same properties.

The following pages will provide an overview of the individual CRAs in the City of Port St. Lucie, as well as provide an update from the current reporting year.

The Original CRA

The City's Original CRA is approximately 1,600 acres or 2.7 square miles. The Original CRA boundary includes the U.S. 1 (Federal Highway) corridor from just north of Village Green Drive, south to the St. Lucie/Martin County line. Lennard Road forms most of the eastern boundary, and the western boundary is predominantly the rear property line of those properties fronting U.S. 1. The major goals of the redevelopment plan for the Original CRA center on the development of a town center at U.S. 1 and Walton Road and a variety of mixed-use, commercial, office, residential, and recreational districts. The original concept plan is shown in Figure 2.

In 2005, the City and the Agency entered into a public-private partnership with a developer to redevelop a 69-acre shopping center at the southeast corner of U.S. 1 and Walton Road into a mixed-use town center consisting of 253,820 square feet of retail space, 247,000 square feet of office space and 1,125 residential dwelling units (including 150 hotel rooms).

By 2008, the City and Agency completed construction of a 100,000 square foot civic center, a public plaza with interactive fountain, a structured parking garage, and other improvements. The civic center includes meeting space, a gymnasium, and art gallery. Infrastructure improvements were also completed in 2008 and include an urban street grid system with on street parking, lighting, landscaping, irrigation and stormwater improvements.

In August 2025, an amendment to the Original CRA Plan was adopted extending the plan to June 11, 2055. Further, the Agency Board recognized many of the initiatives

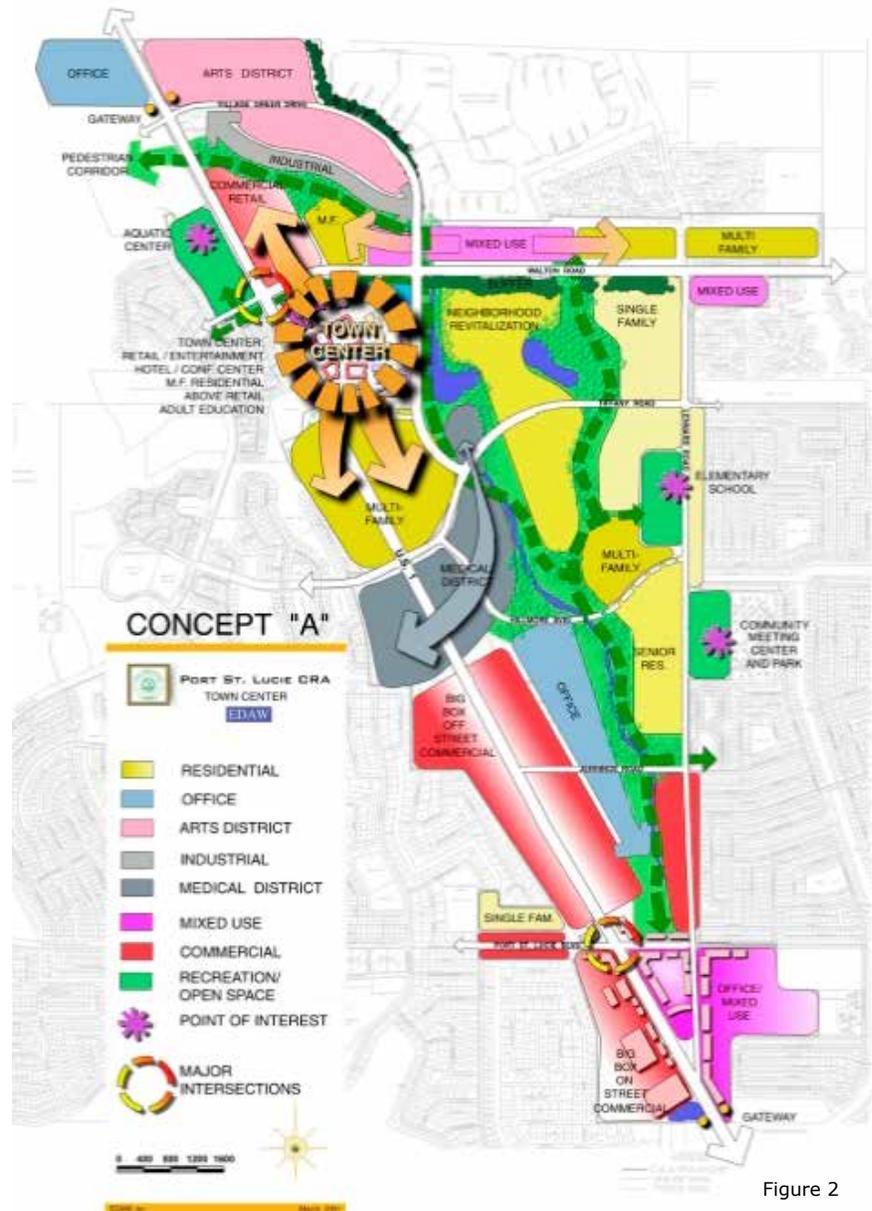


Figure 2

in the Original CRA Plan still needed to be accomplished, more work and updates to the plan proposed by the 2025 Amendment were also needed to implement the City's vision for the Original CRA and address the current needs and goals for the Agency. The Agency Board adopted the Revised Original CRA Plan, which includes both the Original and East Lake Village CRAs.

An important attribute of the Revised Original CRA Plan is its mixed-use approach to future development and redevelopment in eastern Port St. Lucie, especially the creation of a destination

known as Walton & One. This breaking of the suburban land use patterns created by the original city developers will correct the strict separation of uses that has affected the Port St. Lucie's traffic and growth patterns. The creation of a new destination for Port St. Lucie along US Highway One, as well as the proposed development guidelines, will create a "park-once" area for residents and visitors. The "park-once" area will provide the opportunity to park the car and walk to a variety of restaurants, retail, office, hotels, sports and entertainment venues.

East Lake Village

The Community Redevelopment Plan was amended in 2003 to include Lentz Grove, now known as East Lake Village. Although located within the Original CRA original study area, East Lake Village was a 100+/- acre unincorporated St. Lucie County enclave when the CRA was established and was annexed into the City of Port St. Lucie in 2003. East Lake Village was developed pursuant to a public-private partnership agreement between the City, the Agency, and St. Lucie East Development Company, LLC. East Lake Village is a planned community that utilizes traditional neighborhood development design concepts. It is a mix of residential housing types within a neighborhood setting of pedestrian friendly streets, public open spaces, neighborhood squares and a greenway trail system linking its residents to the rest of the CRA. Recreational amenities include Mary Ann Cernuto Park and the East Lake Village Segment of the Wood Stork Trail. The boundaries of the East Lake Village CRA are shown in Figure 3.



Figure 3

Note: As previously mentioned with the Original CRA, in August 2025, the Original CRA and East Lake Village CRAs were combined to be known as the *Revised Original CRA*, and the term was extended until June 11, 2055.

CRA Expansion Area

In 2006, the Community Redevelopment Area was expanded to include the Port St. Lucie Boulevard/Riverwalk District. The 321 +/- acre CRA Expansion Area extends along Port St. Lucie Boulevard from Gowin Drive west to the edge of the North Fork of the St. Lucie River and includes portions of Westmoreland Boulevard and Veterans Memorial Parkway. In 2010, the City opened the Port St. Lucie Botanical Gardens on Westmoreland Boulevard and in 2024 the Port St. Lucie History Museum and Education Center opened to share Port St. Lucie's unique history. Also in 2024, the City opened Pioneer Park and surrounding amenities including an event lawn and additional connections to the river. The redevelopment strategy for this area is to support the development of a vibrant residential, entertainment, and recreation area that protects and enhances existing neighborhoods. The Riverwalk District was re-named The Port District in an effort to bring "The Port" to Port St. Lucie.

The original CRA Expansion Area Master Plan is depicted in Figure 4.

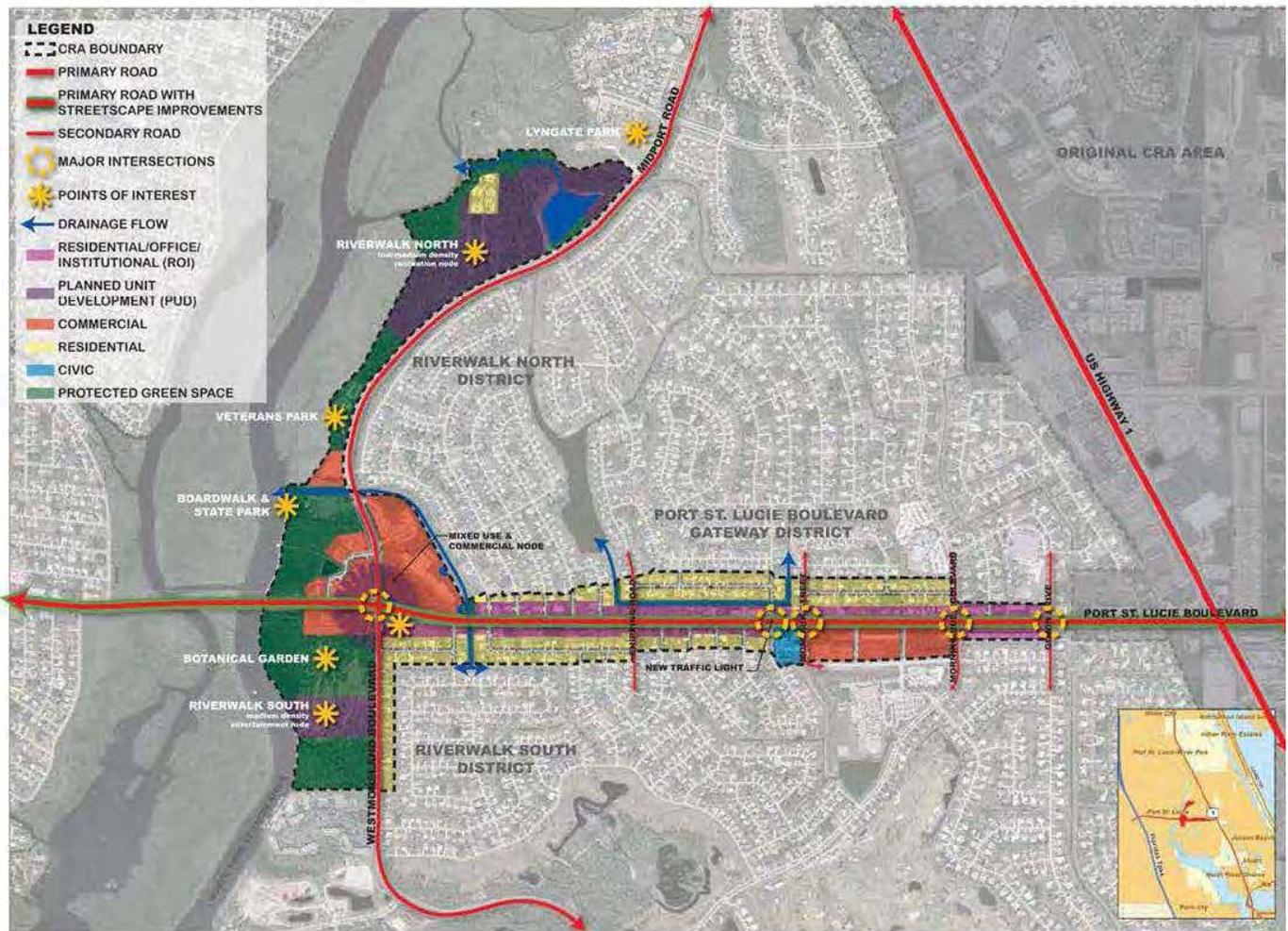


Figure 4

Southern Grove

Strategically located along I-95 and part of the larger Tradition community, this former citrus grove was annexed into the City in 2004 and approved as a Development of Regional Impact (DRI) in 2006. This area is known as Southern Grove.

In 2012, the City Council approved an amendment to the Community Redevelopment Plan to include this 3,600 +/- acre former citrus grove and amended the Community Redevelopment Trust Fund to provide for additional funding for community redevelopment within Southern Grove. It was envisioned as a mixed-use regional employment center and retail destination, pursuant to the Southern Grove DRI.

Driven by a vision to create a self-sustaining economy, in 2018 the City took ownership of approximately 1,200 acres within Southern Grove, and created a master plan to attract high-value industries and create thousands of jobs. This area has successfully been transformed into a thriving hub for innovation, industry and opportunity and was appropriately identified as the Southern Grove Jobs Corridor.

In less than a decade, Southern Grove has now become home to major employers, cutting-edge research institutions, and a growing workforce. Today, Southern Grove stands as a model of strategic planning and economic resilience, where business, research, and community come together to shape the City's future.

The current Southern Grove Map H is shown in Figure 5.

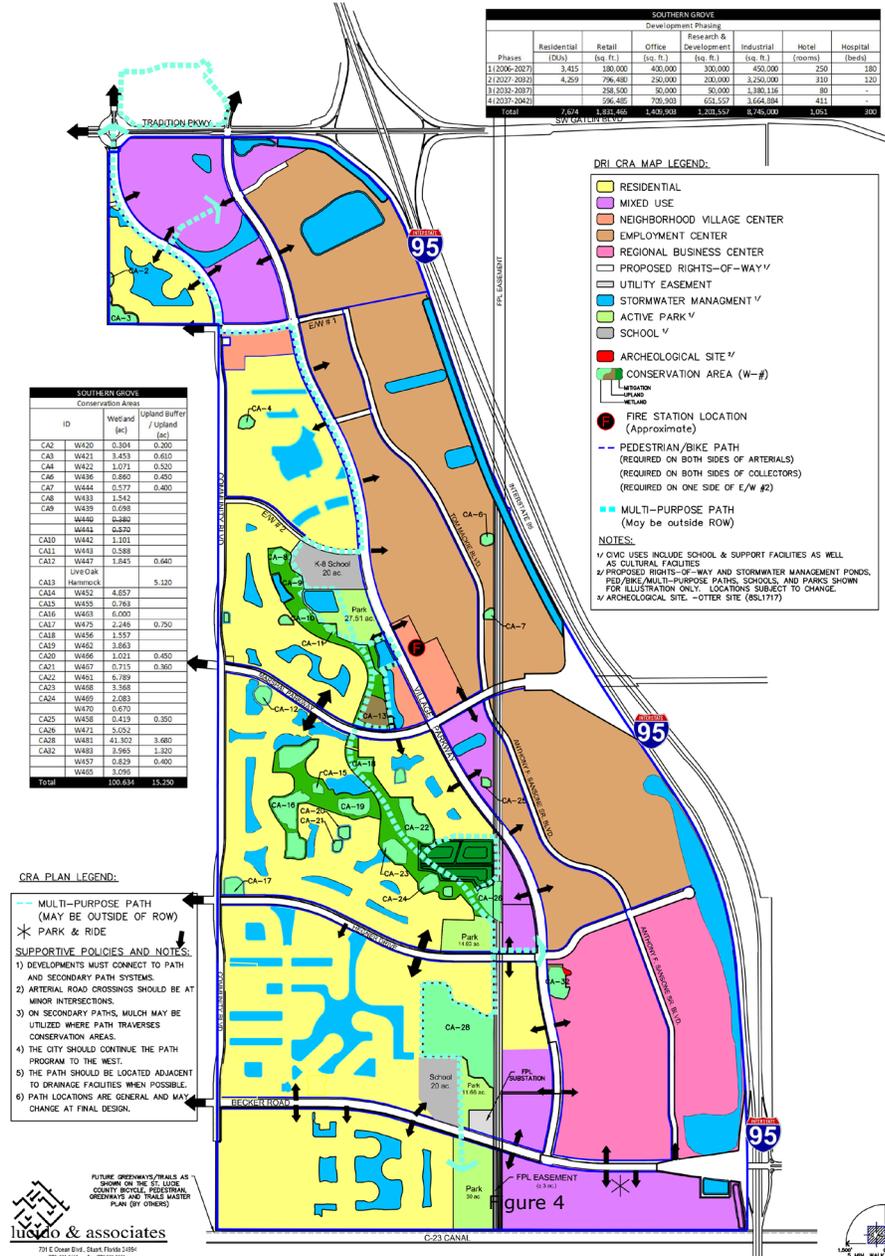


Figure 5



LactaLogics

LactaLogics is nearing completion of its 70,000-square-foot human milk processing facility in eastern Port St. Lucie. The facility will include a high-capacity freezer and advanced processing systems, while also serving as the home to the LactaLogics Donor Success Team, a group dedicated to providing comprehensive support

for donor moms. Once in operation, the facility will collect surplus breast milk from donors nationwide, process it using proprietary Gentle-UHT™ human milk pasteurization technology, and distribute the milk to NICUs and families nationwide. By addressing critical supply chain gaps, LactaLogics will be able to ensure that more families have reliable access to life-changing human milk nutrition.



Connecting people with the Village Green Drive Corridor



The Village Green Drive Corridor Master Plan was well received and adopted by City Council in Summer 2021. In 2024, the City pursued and received a RAISE Grant for the design Phase of the project. A consultant was contracted in June 2025 to begin the process with the design scheduled to be complete by the end of 2026.

While the roadway design was underway, CRA, Parks & Recreation and Public Works staff moved forward with the design of an integral piece of the plan: the Hog Pen Slough Boardwalk Trail. This is just one component of the overall Master Plan which is intended to stimulate economic development, further connecting the community, and will make for a safer, more walkable pedestrian and bicycle environment along the Village Green Drive corridor. The Hog Pen Slough area has long been identified as a microbial hotspot and enhancements to the slough itself will help to reduce pollutants and improve flood control in eastern Port St. Lucie.

New Master Plan Adopted



Walton & One is a mixed-use redevelopment project located at the southeast corner of US Highway One and Walton Road in eastern Port St. Lucie. This is planned as a multi-year redevelopment project to create a vibrant, walkable destination consisting of commercial, residential and recreational uses. Walton & One is anchored by the 100,000 square foot MIDFLORIDA Credit Union Event Center, and existing site improvements include an outdoor stage, interactive fountain, public parking garage, and open space network that includes pedestrian and bike friendly trails system.

The City held a series of public input meetings to gauge the public's desired uses at Walton & One and to blend those uses into a cohesive, realistic and attainable development plan. Suggested uses included residential, retail, commercial, hotel and entertainment establishments. An economic development project known as Project DuBey was recently brought forward for consideration at Walton & One and is currently being evaluated by staff before being brought forward to the Agency and City Council for review. If approved, Project DuBey would be a catalyst in the redevelopment of Walton & One in eastern Port St. Lucie.

walton & one



Where life meets the river

For years, the City of Port St. Lucie has long recognized the value of the North Fork of the St. Lucie River, and area residents, business owners and visitors have expressed their desire for more ways to be able to connect with the river. The City was challenged with finding these new opportunities, while ensuring these plans fit in with the natural environment and the City's character.

Celebrating the river and the beautiful natural landscape that already makes The Port District a beloved fixture of the community was the key focus in the development of the area. Enhancing the district's natural offerings through engaging experiences and attractive destinations bring people closer to their friends and neighbors and closer to nature.

Boardwalk connections are now in place at Veterans Park at Rivergate, Tom Hooper Park, Bridge Plaza, Pioneer Park and the Preserve Tract to the south. Amenities include floating boat docks, a canoe launch and an overwater stage, as well as provide access to dining, entertainment, recreational and educational opportunities. This year, repair work to the boardwalk was completed north of the Port St. Lucie Blvd Bridge near Tom Hooper Park, as was the long-awaited boardwalk connection under the bridge. The result is a nearly 4,300-foot-long river experience like no other in the region.

The City's boardwalk brings life to meet the river and is open 24 hours a day, 7 days a week.



Legacy Park at Tradition in final phases

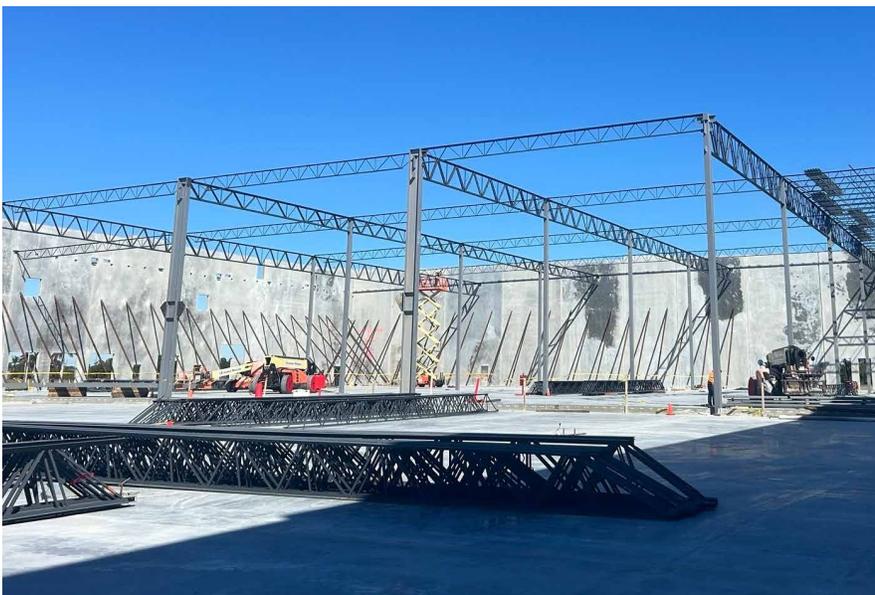
The Sansone Group has continued to develop several Class-A speculative industrial facilities in Legacy Park at Tradition. The project, when completed, will be one of the largest economic development projects to come to Port St. Lucie. At full build-out, Legacy Park will have more than 5 million square feet of facilities and employ upwards of 3,000 people.





The Peacock Lodge telling the history of Port St. Lucie

After preservation work was completed on the Historic Peacock Lodge, the lodge was awarded the 2025 Restoration, Rehabilitation or Adaptive Use – Outstanding Achievement Award by the Florida Trust for Historic Preservation. The scarcity of extant buildings of this type and its use of indigenous materials, such as old growth pine for framing and flooring, in addition to extensive use of locally sourced cypress used as siding, interior wallboard and interior ceilings makes this building truly a gem. This vernacular wood framed board and batten sided building originally served as a hunting lodge on the 4,600+/- acre Peacock Ranch. By choosing to relocate and restore this building, the City of Port St. Lucie has contributed to the general awareness of this regions' unique history. The Port St. Lucie Historical Society moved into the building in late 2024 and now operates the Port St. Lucie History Museum and Education Center, which is open Wednesday – Friday 10am to 4pm and Saturday, 11am to 3pm.



ImportMex Grocery Distributor

ImportMex is a distributor of international grocery products, offering a wide range of items such as chips, snacks, cold meats, deli products, cookies, dairy, dish soap, drinks, and cleaning supplies. The new 160,000 square-foot distribution facility will allow ImportMex to reach all areas of the state with a team dedicated to meeting the needs of consumers.

Aldi

Grocery Store

Aldi, a global discount grocery store chain, serves as the anchor retail tenant in the Shoppes at Heart. The opening at this location marks the 6th location in St. Lucie County.



Costco

Warehouse Distribution

Located on nearly 200 acres nestled between Interstate 95 and the Anthony F. Sansone Sr. Blvd, this project will include nearly 1.9 million square foot distribution center. The first phase, scheduled to open in April 2026, will consist of a warehouse for cold storage and dry storage. The second phase will be used for a Dry Goods Distribution Center. Future phases will include additional cold and dry storage. It is anticipated that more than 500 jobs will be created when fully operational. Of note, this site was designed to completely “off the grid” relying on solar power for operations.

Dragonfly Commerce Park

Dragonfly Commerce Park is offering over 407,000 divisible square feet across four new rear-load Class A facilities on just over 25 acres in the Tradition Center for Commerce.



Lowe's Home Improvement

A new 134,000 square foot Lowe's Home Improvement store is nearing completion in Southern Grove. Featuring an outdoor garden center, this location will be the store's fifth location on the Treasure Coast and second in St. Lucie County.



Farrell Storage

A new 172,120 square foot storage facility is nearing completion along SW Village Parkway. The climate controlled facility features multiple buildings with nearly 69,000 square feet of boat and RV storage and 20,000 square feet of commercial / retail space. This is the second Farrell Storage location in Port St. Lucie and the third in St. Lucie County.



Safety First in Southern Grove

To meet the demands of a growing population, the Port St. Lucie Police Department has added a new district to its patrol structure in the western portion of the City which includes the Southern Grove: District 6. Port St. Lucie has consistently been recognized as Florida’s safest large city, holding that title for over a decade according to state crime reports, often ranking highly nationally as well, with low violent crime rates and a strong family-friendly atmosphere. It is frequently cited as having the lowest crime rate among large Florida cities by the FDLE, with recent data from 2024 and 2025 confirming its safety status.



Fire Station 20

The St. Lucie County Fire District recently constructed and opened Fire Station 20 along SW Village Parkway, across from Stars and Stripes Park. This facility will serve the growing area, officially running calls as of late September 2025. This modern station reflects community growth and features advanced health / safety amenities like an in-house gear cleaning facility for firefighters.



Stars and Stripes Park is almost open

Featuring giant, gleaming star sculptures and symbols, messages, and inspirational quotes from veterans and first responders, this family-friendly 26.5 acre passive park is located along the west side of SW Village Parkway.



Heart in the Park

Adjacent to the 71,000 square foot Shoppes at the Heart commercial plaza located at the southwest corner of SW Village Parkway and Discovery Boulevard, the shopping center is anchored by Aldi and features a diverse tenant roster of restaurants and retail. The Heart was designed by internationally acclaimed artist JEFRE and is the tallest heart sculpture in the world!

Tax Increment Revenue Pledge/Financial Obligations

The following section provides a brief overview of the presently outstanding increment pledges and financial obligations of the City of Port St. Lucie Community Redevelopment Agency.

City of Port St. Lucie Community Redevelopment Agency Redevelopment Trust Fund Refunding Revenue Bonds, Series 2016 (\$38,260,000)

The Redevelopment Trust fund Revenue Bonds were issued to facilitate property acquisition, construction the parking garage, construct the civic center and plaza, as well as the reconstruction of certain roadways within the redevelopment area. These bonds are payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from \$2,225,000 to \$5,715,000 plus interest semiannually at a rate ranging from 2% to 5% through January 2026. Proceeds were used to refund the remaining balances of the outstanding \$11,870,000 CRA Bonds, Series 2004, and the \$46,450,000 CRA Bonds Series 2006.

Revenue Transfer Southern Grove CDD No. 1

In 2014, the City and Agency entered into an Interlocal Agreement with the Southern Grove Community Development District No. 1 (SG CDD No. 1) that provides for SG CDD No. 1 to assist the City and CRA in the execution of the redevelopment plan for the Southern Grove CRA District. In 2023, the City and Agency entered into an Amended and Restated Interlocal Agreement with SG CDD No. 1. Under the terms of the Amended Agreement, the City and CRA are required to transfer 90% of the 50% tax increment revenue generated in Southern Grove to SG CDD No. 1, who will use it to help cover the costs of the special assessment payments on qualified properties. At the end of each fiscal year, SG CDD No. 1 is required to provide the City and Agency with a report that identifies the transferred revenue received, the annual credit amounts determined for each property, and the plan payments that were made. In FY 2024/25, the transferred revenue amount was \$4,164,425.

Financial Statement

The City of Port St. Lucie Community Redevelopment Agency is considered a blended component unit of the City. As a blended component unit, the Agency's operating fund and capital improvements funds are accounted for as major governmental funds of the City and included in the City's Comprehensive Annual Financial Report (the "CAFR"). An annual budget is also adopted by the CRA Board.

The following tables contain the Agency's assets, liabilities, income and operating expenses for the fiscal year ending Sept. 30, 2025. The tables presented are based on unaudited financial information as provided by the City of Port St. Lucie's Finance Department. The CAFR, in its entirety, is expected to be available for inspection in the Office of the City Clerk and the Finance Department within 45 days.

TABLE 1: Community Redevelopment Agency Trust Fund FY 2024/25 Tax Increment Funding Values

Original CRA (U.S. 1; Est 2001 (OR 01-23))			
		SLCBOCC	City of Port St. Lucie
2024 Taxable Value		\$ 614,115,040.00	\$ 616,152,433.00
Less Base Year Total Taxable Value (2000)		(231,826,024.00)	(231,826,024.00)
Increment for FY 2024/25		\$382,289,016.00	\$384,326,409.00
95% Increment for FY 2024/25		\$363,174,565.20	\$ 365,110,088.55
Taxing Authority		Millage	Payment Amount
SLCBOCC – Gen Fund		0.0042722	\$1,533,395.65
SLCBOCC – Fine and Forfeiture Fund		0.0027294	\$991,248.66
City of Port St. Lucie		0.0047057	\$-
Total			\$1,708,970.79

CRA 1: East Lake Village (fka Lentz Grove; Est 2003 (OR 03-76))			
		SLCBOCC	City of Port St. Lucie
2024 Taxable Value		\$131,980,065.00	\$132,375,065.00
Less Base Year Total Taxable Value (2002)		(279,481.00)	(279,481.00)
Increment for FY 2024/25		\$131,700,584.00	\$132,095,584.00
95% Increment for FY 2024/25		\$125,115,554.80	\$125,490,804.80
Taxing Authority		Millage	Payment Amount
SLCBOCC – Gen Fund		0.0042722	\$528,262.90
SLCBOCC – Fine and Forfeiture Fund		0.0027294	\$341,490.40
City of Port St. Lucie		0.0047057	\$587,384.81
Total			\$869,753.29

CRA 2: CRA Expansion Area (Riverwalk/The Port District and Port St. Lucie Boulevard; Est 2007 (OR 07-114))

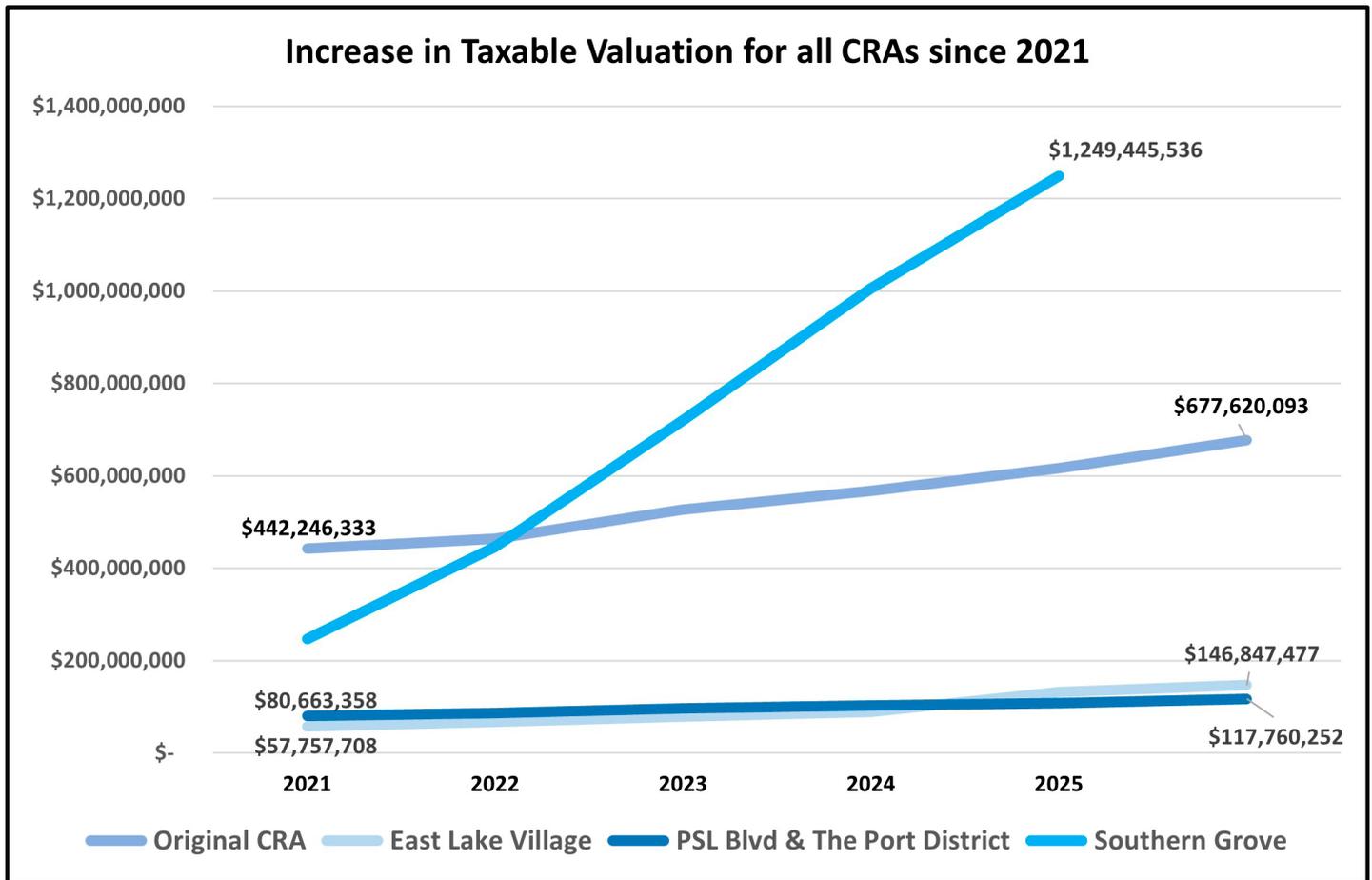
	SLCBOCC	City of Port St. Lucie
2024 Taxable Value	\$107,982,012.00	\$108,339,473.00
Less Base Year Total Taxable Value (2006)	(67,616,925.00)	(67,996,925.00)
Increment for FY 2024/25	\$40,365,087.00	\$40,342,548.00
95% Increment for FY 2024/25	\$38,346,832.65	\$38,325,420.60
Taxing Authority	Millage	Payment Amount
SLCBOCC – Gen Fund	0.0042222	
SLCBOCC – Fine and Forfeiture Fund	0.0027294	
County Sub Total	0.0069516	
Less County Cap:	<u>0.0022709</u>	
Net County Millage:	0.0046807	\$179,490.02
City of Port St. Lucie	0.0046807	\$179,389.80
Total		\$179,490.02

CRA 3: Southern Grove District; Est 2012 (OR 12-30)

	SLCBOCC	City of Port St. Lucie
2024 Taxable Value	\$1,003,438,343.00	\$1,004,813,343.00
Less Base Year Total Taxable Value (2012)	(15,568,706.00)	(15,568,706.00)
Increment for FY 2024/25	\$987,869,637.00	\$989,244,637.00
50% Increment for FY 2024/25	\$493,934,818.50	\$494,622,318.50
Taxing Authority	Millage	Payment Amount
SLCBOCC – Gen Fund	0.0042222	
SLCBOCC – Fine and Forfeiture Fund	0.0027294	
County Sub Total	0.0069516	
Less County Cap:	<u>0.0022709</u>	
Net County Millage:	0.0046807	\$2,311,960.70
City of Port St. Lucie	0.0046807	\$2,315,178.69
Total		\$2,311,960.70
TOTAL DUE TO CRA:		\$5,885,848.32
		\$4,790,924.08
		\$10,676,772.41

Source: City of Port St. Lucie Finance Department & St. Lucie County Property Appraiser

Property Valuation



	Base Year	Base Year Valuation	2025 Valuation	% increase since Base Year
Original CRA	2000	\$ 231,826,024	\$ 677,620,093	292.30%
East Lake Village	2002	\$ 279,481	\$ 146,847,477	52542.92%
PSL Blvd / Port District	2006	\$ 67,996,925	\$ 117,760,252	173.18%
Southern Grove	2012	\$ 15,568,706	\$ 1,249,445,536	8025.37%
Total			\$ 2,191,673,358	

TABLE 2: Schedule of Revenues, Expenditures and Changes in Fund Balance, Budget and Actual – Community Redevelopment Fund, Year Ended September 30, 2025

	Original Budget Amount	Final Budget Amount	Actual Amount	Budget PY Encumbrance	Budget CY Encumbrance	Actual on Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues							
Intergovernmental (SLC Ad Valorem Revenue)	5,269,061	5,482,789	5,885,848	-	-	5,885,848	403,059
Interest Income on Investments	104,576	104,576	216,397	-	-	216,397	111,821
Other	-	-	-	-	-	-	-
Total Revenue	5,373,637	5,587,365	6,102,245	-	-	6,102,245	514,880
Expenditures							
Operating Expenditures	4,555,609	4,967,632	4,566,542	-	-	4,566,542	(401,090)
Capital Outlay	-	-	-	-	-	-	-
Principal	11,160,000	11,160,000	5,445,000	-	-	5,445,000	(5,715,000)
Interest	564,750	564,750	421,875	-	-	421,875	(142,875)
Interfund Transfer	54,205	54,205	54,205	-	-	54,205	-
Total Expenditures	16,334,564	16,746,587	10,487,622	-	-	10,487,622	(6,258,965)
Excess of Revenues over (under) expenditures	(10,960,927)	(11,159,222)	(4,385,376)	-	-	(4,385,376)	6,773,846
Other Financing Sources (uses)							
Transfers In	10,960,927	11,140,622	4,790,924	-	-	4,790,924	(6,349,698)
Proceeds from Sale of Assets (Parks MSTU)	-	-	-	-	-	-	-
Payment to Escrow Agent	-	-	-	-	-	-	-
Total Other Financing Sources (uses)	10,960,927	11,140,622	4,790,924	-	-	4,790,924	(6,349,698)
Net Change in Fund Balance	-	(18,600)	405,548	-	-	405,548	424,148
Fund Balance – beginning	-	-	2,814,750	-	-	2,814,750	2,814,750
Fund Balance - ending	-	(18,600)	3,220,297	-	-	3,220,297	3,238,897

Source: City of Port St. Lucie Finance Department (UNAUDITED)

TABLE 3: Community Redevelopment Fund Balance Sheet,
September 30, 2025

Assets	
Equity in pooled cash	\$ 3,300,249
Receivables	-
Assessments Receivable	-
Due from Other Funds	-
Due from Other Government Units	-
Prepaid Items	
Deposits	-
Inventories	-
Restricted Equity in Pooled Cash and Investments	-
Total Assets	\$ 3,300,249
Liabilities:	
Accounts Payable and Accrued Liabilities	\$ 81,721
Accrued Salaries and Wages	\$ 8,106
Due to other funds	-
Unearned Revenue	-
Deposits Payable	-
Retainage Payable	-
Total Liabilities	\$89,827
Deferred Inflows:	
Unavailable Revenue	-
Total Deferred Inflows	-
Fund Balance:	
Non-Spendable	
Restricted	\$ 3,210,423
Committed	-
Assigned	-
Unassigned	-
Total Fund Balances	\$ 3,210,423
Total Liabilities and Fund Balances:	\$ 3,300,249

Source: City of Port St. Lucie Finance Department (UNAUDITED)

TABLE 4: Community Redevelopment Trust Fund Transactions, Year ended September 30, 2025

Source of Deposits	
City of Port St. Lucie	\$4,790,924
St. Lucie County (Ad Valorem) (TIF)	5,885,848
Sale of Capital Assets (Parks MSTU)	-
City of Port St. Lucie Utility Systems Department	216,397
Interest Earnings	10,893,169
Total Deposits	11,230,889
Purpose of Withdrawals	
Debt Service Principal	\$5,445,000
Debt Service Interest	421,875
Special Assessment District Payment	4,088,217
Stormwater Utility Payment	6,778
Interfund Transfer	54,205
CRA Operating Expenses	471,546
Land	-
Total Withdrawals	10,487,622

Source: City of Port St. Lucie Finance Department (UNAUDITED)

TABLE 5: Community Redevelopment Tax Increment Bonds

Principal and Interest on Indebtedness	Principal	Interest	Total
Series 2016 Bonds	\$5,715,000	\$142,875	5,857,875

Source: City of Port St. Lucie Finance Department (UNAUDITED)

CRA

Community
Redevelopment
Agency

121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984
772-871-5225 | www.cityofpsl.com



Agenda Summary
2026-292

Agenda Date: 3/23/2026

Agenda Item No.: 7.a

Placement: New Business

Action Requested: Discussion

Project Updates on Community Redevelopment Areas

Submitted By: Frank Knott, Executive Project Manager, Community Redevelopment Agency.

Executive Summary (General Business): Staff have been working on projects and / or activities in the various Community Redevelopment Areas (CRAs) in the City.

Presentation Information: At CRA Board Direction, staff will provide a brief presentation. Information may supplement the update provided at City Council Winter Workshop on February 19, 2026.

Background: The City of Port St. Lucie has multiple Community Redevelopment Areas: Original CRA (includes Walton & One) and East Lake Village (fka Lentz Groves) ~ together these result in the new "Revised Original CRA"; Port St. Lucie Blvd. / Expansion Area (including The Port District); and Southern Grove. CRA staff continues working on development and redevelopment projects in the CRAs.

Issues/Analysis:

The City's CRAs have seen various redevelopment progress in the last year as follows:

Original CRA		Valuation	Increase since Base Year	
Base Year	2000	\$231,826,024	\$445,794,069	192.30%
Current Year	2025	\$677,620,093		

Village Green Drive Corridor Revitalization

Culpepper & Terpening (C&T) was awarded the contract for the Village Green Drive Corridor Revitalization design. The project is funded by a \$2 million RAISE Grant. As the design progresses, several stakeholder meetings are planned to ensure the team captures the goals of the project while creating an attractive and functional roadway serving all users, attracting new businesses and enhancing quality of life. At the Winter Workshop, City Council provided direction on the desired roundabout (peanut) and the on-street parking component (reverse angle). Marlin Engineering continues with the development of the Hogpen Slough Trail design. With 100% plans now complete, Marlin is pursuing the necessary permits.

Port St. Lucie Soccer Club

The Stadium development team has made great progress over the last several weeks. Staff from all applicable City departments and the St. Lucie County Fire District have participated in bi-weekly calls with the Stadium's representatives addressing various items in anticipation of the site plan being submitted in late April 2026.

Additional development meetings have been held related to infrastructure and building codes. Stadium representatives have indicated they are still on track to meet the construction timeline for a March 2027 kickoff.

Walton & One Hotel #1 RFP

Development solicitation for the first hotel site at Walton & One was released by way of an RFP on February 17, 2026 (RFP # 20260136). The first Walton & One hotel site includes three (3) parcels totaling approximately .99-acres, immediately adjacent to the 900-space parking garage, main plaza area, the MFEC, and adjacent to the newly identified 6,000-seat Stadium site. The RFP is seeking an experienced hotel developer in a mixed-use setting which includes retail/restaurants on the ground floor of the minimum of a 100-to-125 bed hotel. Proposals are due on April 17th and will be evaluated by a selection committee before being brought forward to the CRA Board and City Council for consideration. This RFP is in the cone of silence and any inquiries should be directed to the City’s Procurement Division.

TCSLC Building Acquisition

In late December 2025, the City purchased the St. Lucie County Tax Collector building located at 1664 SE Walton Road. As part of the transaction, the City leased back the building to the County for a period of 18 months while construction was underway at their new facility just up US Highway One. Once vacated by the County, the City will relocate multiple City departments to this facility.

<u>East Lake Village</u>		<u>Valuation</u>	<u>Increase since Base Year</u>	
Base Year	2002	\$279,481	\$146,567,996	52,442.92%
Current Year	2025	\$146,847,477		

Only a half-dozen single family homesites and two (2) multifamily sites remain to be developed. Additionally, several development opportunities have been reviewed for the commercial parcels along SE Hillmoor Drive and SE Lennard Road.

<u>CRA Expansion Area / Port District</u>		<u>Valuation</u>	<u>Increase since Base Year</u>	
Base Year	2006	\$67,996,925	\$49,763,327	73.18%
Current Year	2025	\$117,760,252		

Pioneer Park continues to maintain its drawing power. According to Placer.ai, since the successful grand opening event in June 2024, there have been 671,800 visitors to the park site through the end of December 2025, with peak attendance coinciding with the Annual Holiday Lights display.

The River Food Garden (aka “The Grove”) civil construction plans and architectural drawings have been approved by the respective permitting departments with construction slated to begin in April 2026. The developer indicated a site mobilization in mid-March.

Construction of the Preserve Trail is complete and open to the public. Located just south of Pioneer Park, the trail winds through the Preserve and provides an improved, unpaved walking trail and includes accessible trail accommodations as well.

The storm damaged Tom Hooper boardwalk has now been reconstructed. This section of boardwalk was raised to the elevation of the newly constructed segments, all of which are now open to the public. The completed 3,300-foot boardwalk, with access under the Port St. Lucie Blvd Bridge, provides pedestrians an opportunity to stroll along the North Fork of the St. Lucie River from the Preserve Tract on the south up to Veterans Park at Rivergate. Future boardwalk connections within the Port District are included in the Port District Master Plan and will be constructed as funding opportunities become available.

CRA, Parks & Recreation, and Communications staff coordinated on branding throughout The Port District. The branding is designed to create a sense of place, with strategic signage that will help visitors navigate the many amenities already in place within The Port District such as Pioneer Park, the History Museum, and the Botanical Gardens. As part of the branding, six (6) anchor art pieces were placed along the corridor. Additional branding efforts are underway to provide gateway features and artwork within The Port District. A via memo was transmitted with three (3) gateway branding theme options. Feedback from the CRA Board will enable staff to move forward with additional planning for this effort.

<u>Southern Grove</u>		<u>Valuation</u>	<u>Increase since Base Year</u>	
Base Year	2012	\$15,568,706	\$1,233,876,830	7,925.37%
Current Year	2025	\$1,249,445,536		

The Governmental Finance Corporation (GFC) is nearing final implementation of the Southern Grove Master Plan.

The largest development project in Southern Grove and the City, the Costco Wholesale Distribution Depot, is nearing completion of Phase I of their statewide distribution center. This 192+/- acre, 1.8 million square foot phased project will be “off the grid” served solely by solar power. Phase I of the project is anticipated to open in April 2026.

Speaking of Costco, the GFC Board recently authorized a Purchase and Sale Agreement (PSA) with Costco Wholesale Corporation for 22.8+/- acres of land just northwest of the Distribution Depot. The site will be located at the southeast corner of Marshall Parkway and SW Village Parkway and will be home to Port St. Lucie’s first Costco retail store.

The GFC Board also recently approved a PSA on a 7.36 +/- acre site at the northeast corner of the future Destination Way and SW Village Parkway. The southern portion of the tract will feature a 52-bed hospital providing comprehensive inpatient and outpatient surgical rehabilitative care. The northern portion of the site is entitled for up to 40,000 sf of office use.

Nearby, the GFC recently closed on the 30.96-acre tract with Four PSL (Project Bears). The initial phase of this project will occupy the northern portion of the tract. The 250,000 square foot manufacturing facility is anticipated to break ground in late Spring and will employ 225 people once constructed.

Adjacent to Four PSL is the Saint Matilda parcel. The GFC swapped this 13.47-acre site with Saint Matilda LLC for a 28.81-acre tract near the corner of NW East Torino Parkway and NW Blanton Blvd, near Torino Regional Park. The Saint Matilda site in Southern Grove is entitled for up to 348 multifamily units and recently received

site plan approval for their development. (P24-090)

Just to the north up Tom Mackie Blvd is a unique, 2.09-acre site situated at the southwest corner of Trade Center Drive and Tom Mackie Blvd. The Buyer, Amandine, LLC, has curated a project called “Sunset Plaza Savor District” which includes a main restaurant and multiple smaller culinary venues offering a variety of food options from around the world. The site overlooks a pond and will include outdoor seating in a park-like setting. The site will also include a small retail component that is intended to complement the restaurants. (P26-013)

Early in 2025, the GFC closed on the 44.56-acre site at the northeast corner of the future Marshall Parkway and SW Village Parkway with Tradition Entertainment District (TED). Once developed, this site will include up to 300,000 SF of Retail, 50,000 SF of Office, and 140 Hotel Rooms.

A revised approach to development was recently authorized by the GFC Board for the Becker / Village Lifestyle Center. This site is located at the northeast corner of Becker Road and SW Village Parkway and is envisioned to be a lifestyle center including up to 550,000 SF of Retail, 350 multi-family units, and 120 Hotel Rooms. The project will be developed in phases over the next 3 +/- years.

With the above noted transactions, the remaining parcels available for development in Southern Grove will be as follows:

- 10.73-acre tract at northeast corner of Tom Mackie Blvd and Marshall Parkway (50,000 SF Retail)
- 2.63+/- acre site (to be platted) at the southeast corner of Marshall Parkway and SW Village Parkway.
- 7.66+/- acre site (to be platted) just south of the Costco retail store site along SW Village Parkway.

Southern Grove Infrastructure

Construction of the final segment of Tom Mackie Blvd and Marshall Parkway east of SW Village Parkway is nearing completion. This \$8.5 million project is partially funded by an American Rescue Plan Act (ARPA) Grant and a State Appropriations Grant and will provide much needed infrastructure for the Southern Grove Jobs Corridor. Once constructed, this spine road will connect with Anthony F. Sansone Sr. Blvd within the Southern Grove Jobs Corridor and will provide a dedicated travel route for commercial vehicles, keeping a majority of the commercial traffic off SW Village Parkway. Construction on the final segment of Anthony F. Sansone Sr. Blvd should be completed by early Q2 2026. The City is currently conducting a feasibility study on a future interchange at Marshall Parkway.

The approximately 1,600 feet of roadway connecting Tom Mackie Blvd to SW Village Parkway will be known as Destination Way. The roadway construction is a commitment of Four PSL, and includes watermain and stormwater improvements.

As part of a tri-party Traffic Signal Agreement between Mattamy, GFC and the City, the GFC is responsible for funding 100% of the cost associated with the traffic signal at SW Village Parkway and the future Destination Way, as well as the traffic signal at SW Becker Road and Limpkin Lane. Both are currently in design. As part of the same agreement, the GFC is also responsible for funding 42.3% of cost for the intersection at Marshall Parkway and SW Village Parkway. This signal should be operational by April 2026.

Financial Information: N/A

Special Consideration: N/A

Location: See attached location map outlining the Port St. Lucie Community Redevelopment Areas.

Attachments:

1. CRA Location Map
2. Southern Grove Sales Map (March 2026)
3. CRA Project Update Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

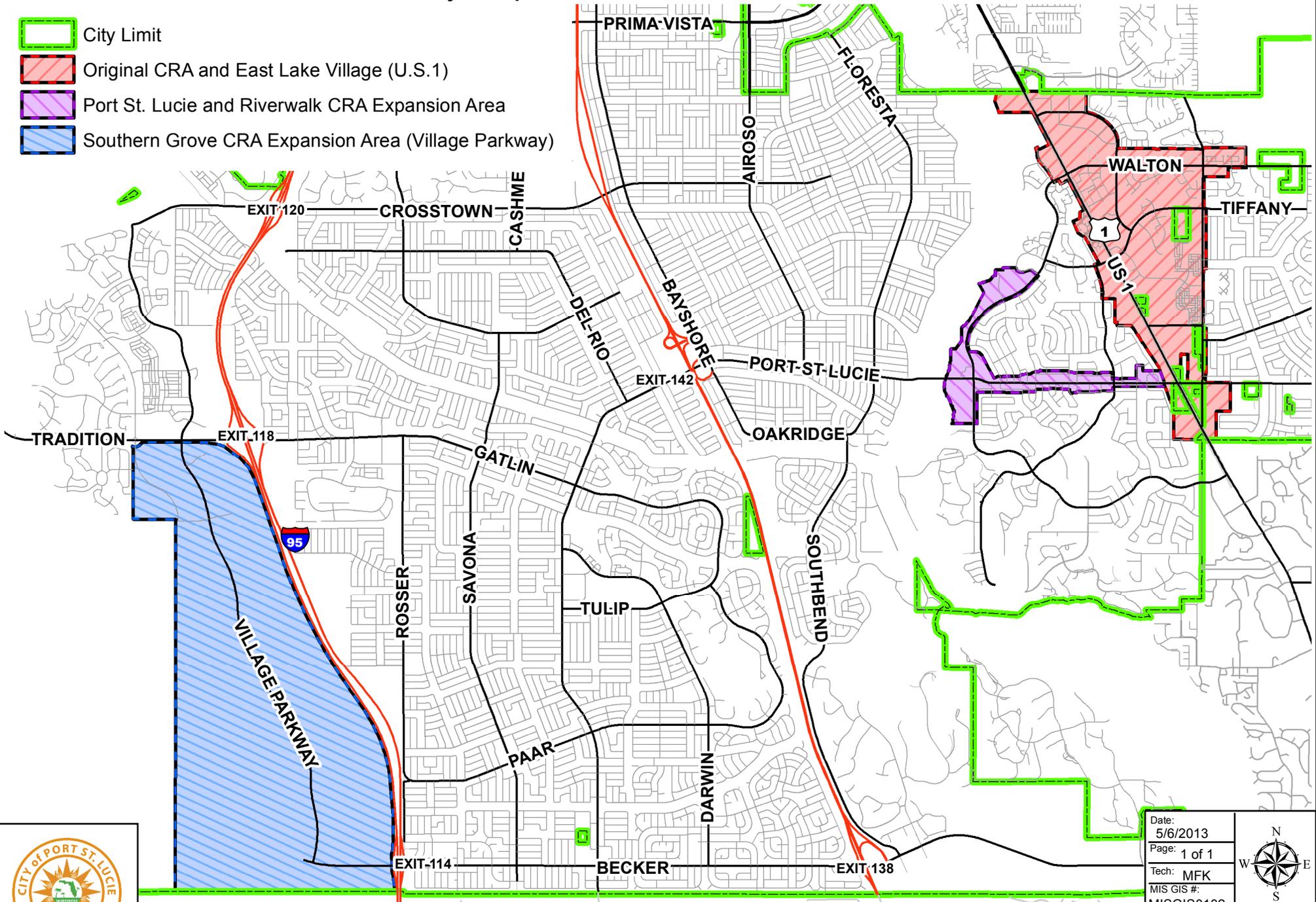
Internal Reference Number: N/A

Legal Sufficiency Review:

N/A

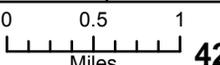
CRA Boundary Map - U.S.1, Riverwalk, & Southern Grove

-  City Limit
-  Original CRA and East Lake Village (U.S.1)
-  Port St. Lucie and Riverwalk CRA Expansion Area
-  Southern Grove CRA Expansion Area (Village Parkway)

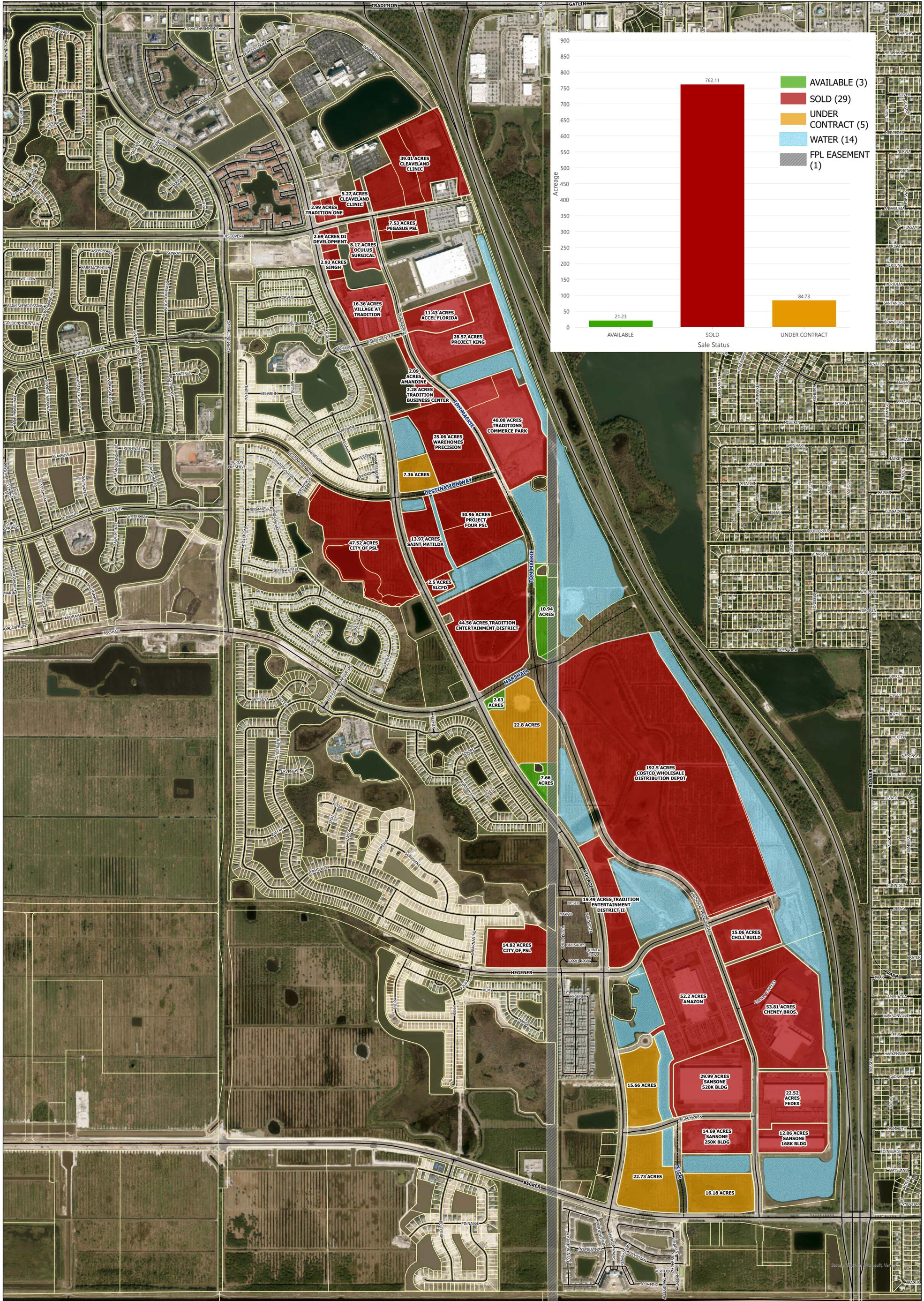


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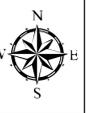
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SOUTHERN GROVE SALES MAP



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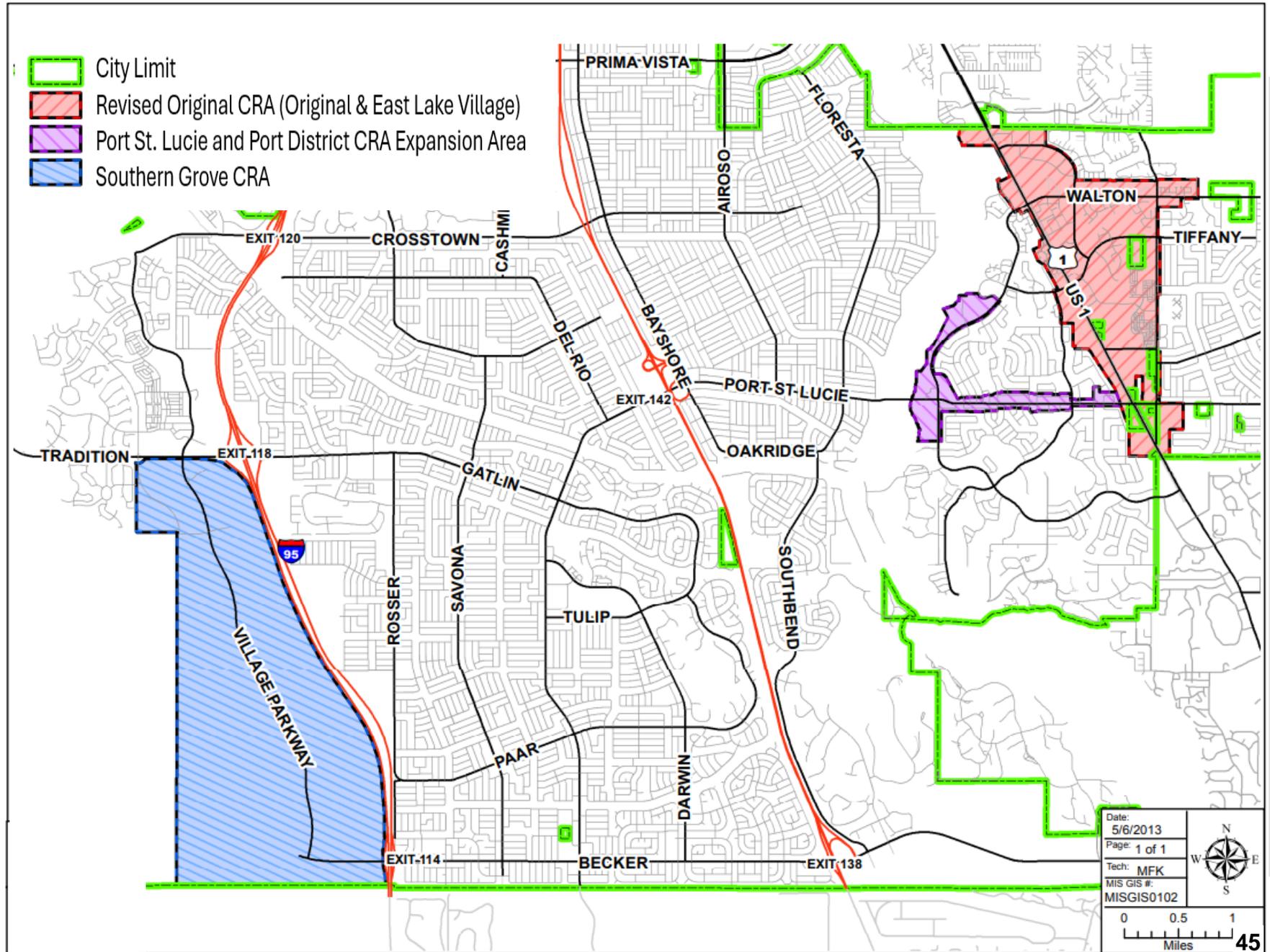


COMMUNITY REDEVELOPMENT AGENCY

PROJECT UPDATES

Frank Knott, CRA Executive Project Manager
March 23, 2026

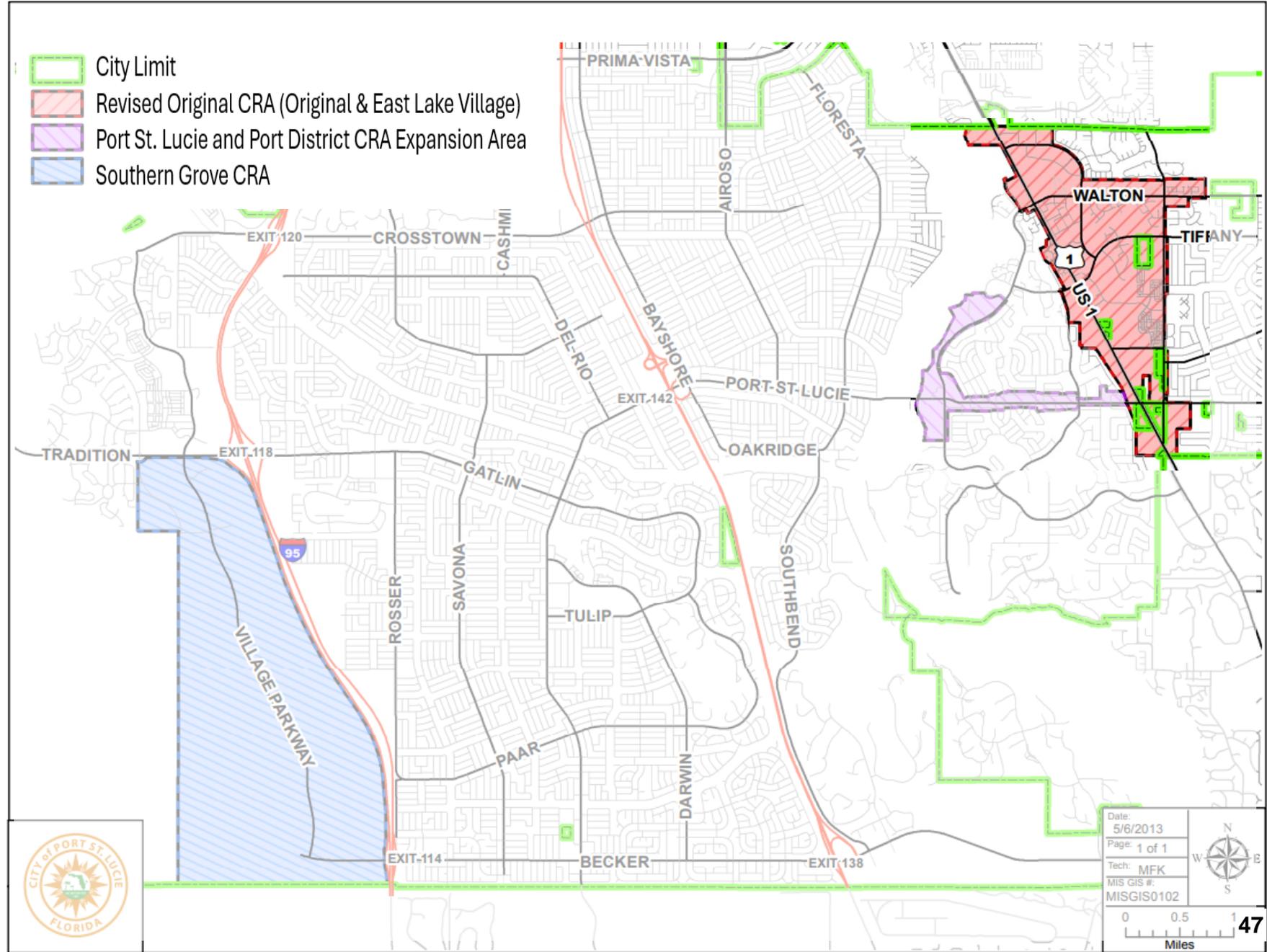
CRA Boundary Map



Increase in CRA Taxable Values

<u>Year</u>	<u>Original CRA</u>	<u>East Lake Village</u>	<u>PSL Blvd & The Port District</u>	<u>Southern Grove</u>	<u>TOTAL</u>
2000	\$ 231,826,024	\$ -	\$ -	\$ -	\$ 231,826,024
2001	\$ 239,330,269	\$ -	\$ -	\$ -	\$ 239,330,269
2002	\$ 273,336,594	\$ 279,481	\$ -	\$ -	\$ 273,616,075
2003	\$ 306,825,247	\$ 240,501	\$ -	\$ -	\$ 307,065,748
2004	\$ 351,421,394	\$ 4,946,800	\$ -	\$ -	\$ 356,368,194
2005	\$ 394,820,144	\$ 7,797,800	\$ -	\$ -	\$ 402,617,944
2006	\$ 480,365,264	\$ 39,495,400	\$ 67,996,925	\$ -	\$ 587,857,589
2007	\$ 504,507,763	\$ 64,464,800	\$ 78,555,575	\$ -	\$ 647,528,138
2008	\$ 468,762,261	\$ 62,858,424	\$ 72,762,713	\$ -	\$ 604,383,398
2009	\$ 373,063,532	\$ 53,485,838	\$ 61,208,156	\$ -	\$ 487,757,526
2010	\$ 341,274,200	\$ 43,227,900	\$ 51,696,688	\$ -	\$ 436,198,788
2011	\$ 322,052,986	\$ 35,240,228	\$ 49,125,050	\$ -	\$ 406,418,264
2012	\$ 315,799,817	\$ 32,767,158	\$ 49,497,554	\$ 15,568,706	\$ 413,633,235
2013	\$ 319,740,433	\$ 32,823,518	\$ 50,268,987	\$ 15,615,117	\$ 418,448,055
2014	\$ 331,856,842	\$ 35,065,335	\$ 53,257,662	\$ 13,807,379	\$ 433,987,218
2015	\$ 345,430,240	\$ 37,852,969	\$ 57,178,753	\$ 17,594,066	\$ 458,056,028
2016	\$ 362,423,411	\$ 41,268,071	\$ 62,296,993	\$ 49,913,621	\$ 515,902,096
2017	\$ 380,968,246	\$ 45,373,075	\$ 66,431,766	\$ 56,456,307	\$ 549,229,394
2018	\$ 414,634,837	\$ 47,617,440	\$ 73,380,204	\$ 67,243,421	\$ 602,875,902
2019	\$ 425,713,771	\$ 54,558,964	\$ 77,084,419	\$ 98,825,056	\$ 656,182,210
2020	\$ 442,246,333	\$ 57,757,708	\$ 80,663,358	\$ 168,767,378	\$ 749,434,777
2021	\$ 463,603,162	\$ 67,733,649	\$ 86,632,794	\$ 247,042,926	\$ 865,012,531
2022	\$ 527,530,420	\$ 78,812,996	\$ 96,273,045	\$ 446,660,683	\$ 1,149,277,144
2023	\$ 567,601,766	\$ 89,611,202	\$ 103,090,810	\$ 719,831,261	\$ 1,480,135,039
2024	\$ 616,152,433	\$ 132,375,065	\$ 108,339,473	\$ 1,004,813,343	\$ 1,861,680,314
2025	\$ 677,620,093	\$ 146,847,477	\$ 117,760,252	\$ 1,249,445,536	\$ 2,191,673,358

Revised Original CRA



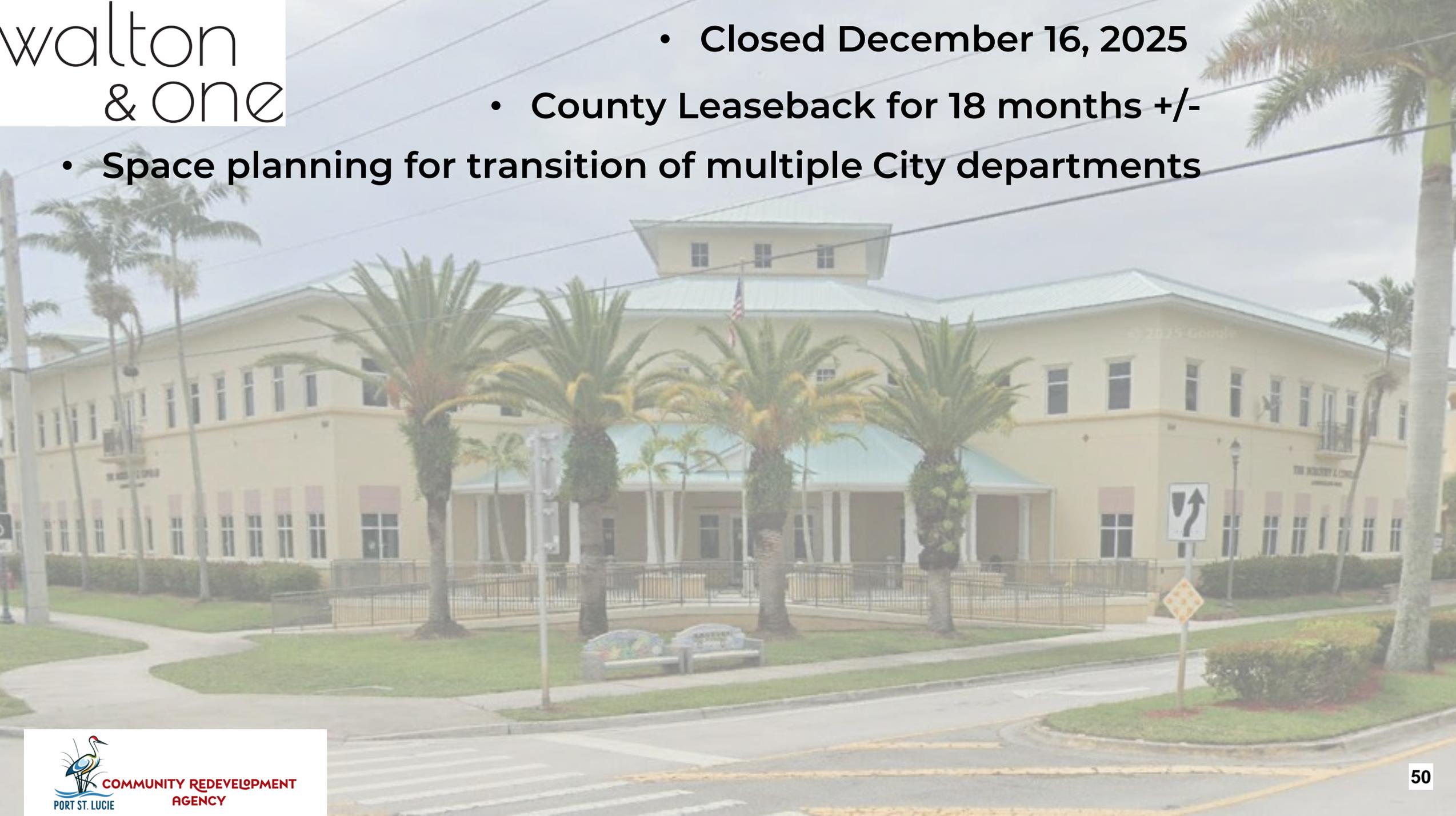
Original CRA Values

2000	\$231,826,024
2025	\$677,620,093
192.30%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2000	\$ 231,826,024		
2001	\$ 239,330,269	\$ 7,504,245	3.24%
2002	\$ 273,336,594	\$ 34,006,325	14.21%
2003	\$ 306,825,247	\$ 33,488,653	12.25%
2004	\$ 351,421,394	\$ 44,596,147	14.53%
2005	\$ 394,820,144	\$ 43,398,750	12.35%
2006	\$ 480,365,264	\$ 85,545,120	21.67%
2007	\$ 504,507,763	\$ 24,142,499	5.03%
2008	\$ 468,762,261	\$ (35,745,502)	-7.09%
2009	\$ 373,063,532	\$ (95,698,729)	-20.42%
2010	\$ 341,274,200	\$ (31,789,332)	-8.52%
2011	\$ 322,052,986	\$ (19,221,214)	-5.63%
2012	\$ 315,799,817	\$ (6,253,169)	-1.94%
2013	\$ 319,740,433	\$ 3,940,616	1.25%
2014	\$ 331,856,842	\$ 12,116,409	3.79%
2015	\$ 345,430,240	\$ 13,573,398	4.09%
2016	\$ 362,423,411	\$ 16,993,171	4.92%
2017	\$ 380,968,246	\$ 18,544,835	5.12%
2018	\$ 414,634,837	\$ 33,666,591	8.84%
2019	\$ 425,713,771	\$ 11,078,934	2.67%
2020	\$ 442,246,333	\$ 16,532,562	3.88%
2021	\$ 463,603,162	\$ 21,356,829	4.83%
2022	\$ 527,530,420	\$ 63,927,258	13.79%
2023	\$ 567,601,766	\$ 40,071,346	7.60%
2024	\$ 616,152,433	\$ 48,550,667	8.55%
2025	\$ 677,620,093	\$ 61,467,660	9.98%



- Closed December 16, 2025
- County Leaseback for 18 months +/-
- Space planning for transition of multiple City departments



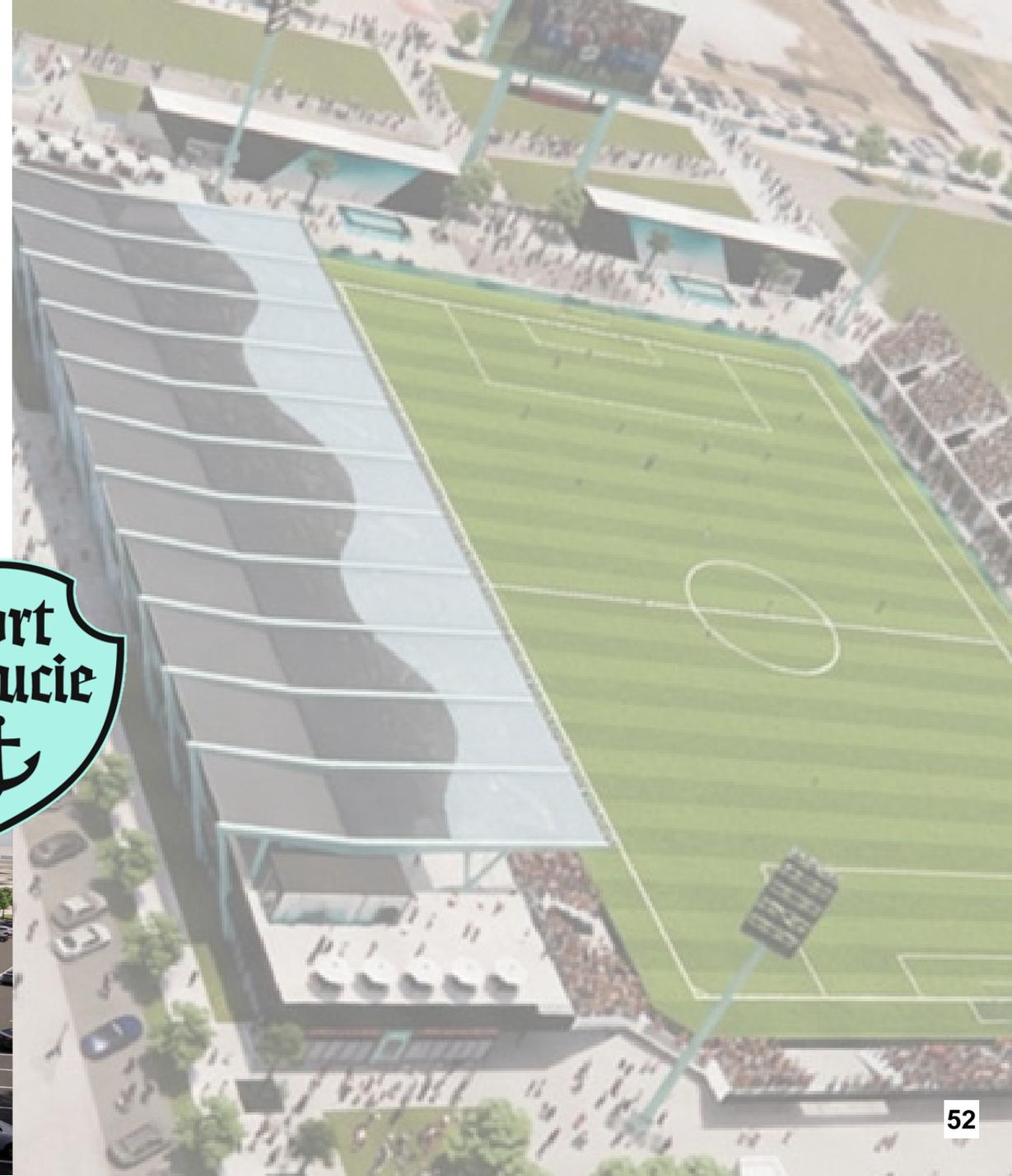
Hotel Site #1 Request for Proposals (RFP) #20260136

Advertisement via OpenGov, for the purpose of identifying the following:

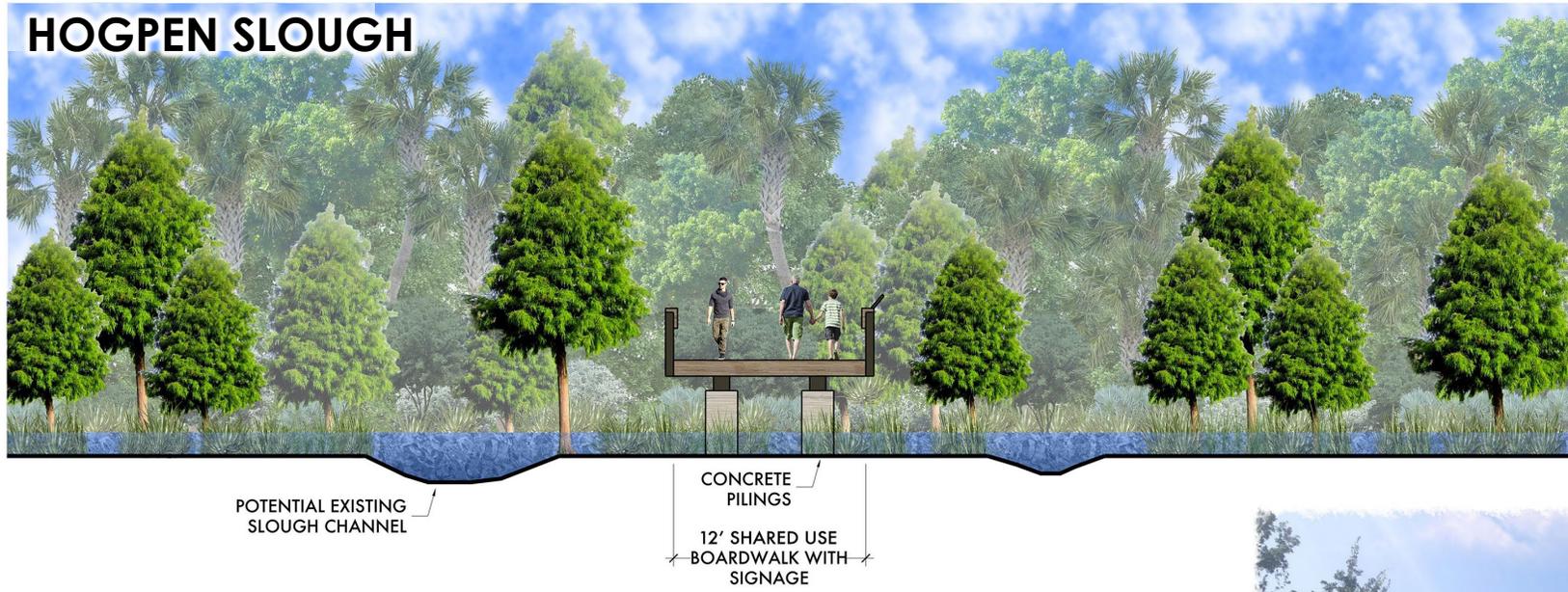
- An **experienced hotel developer** in a **mixed-use setting** for the construction of a **minimum of a 100 to 125 bed hotel** with forward-thinking approaches to urban design, architecture, engineering, environmental technologies, and the public realm, as well as a **focus on placemaking**
- Bring **national brand affiliation** which would make the hotel attractive to commercial, meeting and group, and leisure market segments
- Include **ground floor restaurants / retail**, and the main hotel entry point; restaurants should be **unique in nature** and developed with outdoor dining and/or **rooftop dining options**
- **Create a unique name, signage, merchandizing, and branding** for the hotel
- Include **flexible meeting space** within the hotel and include features such as a pool, whirlpool, business center, and fitness center may be provided to address the needs of patrons

walton & one

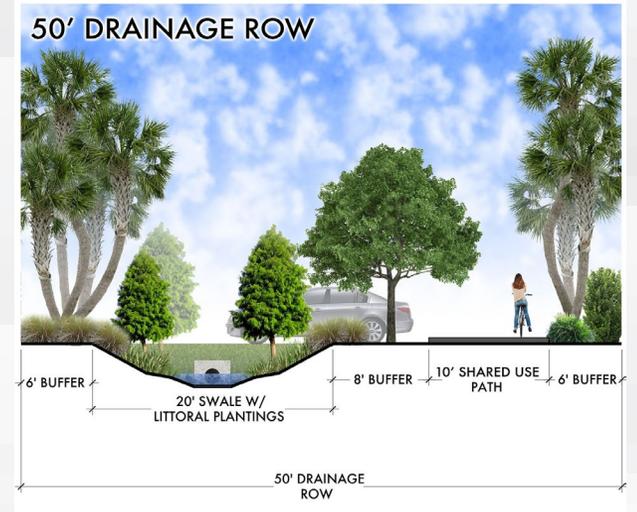
- Developer's target for stadium construction in time for 2027 season kick-off (March 2027)
- Stadium Project Team (SPT) meets bi-weekly
- SPT Infr / Util meets on alternating bi-weeks



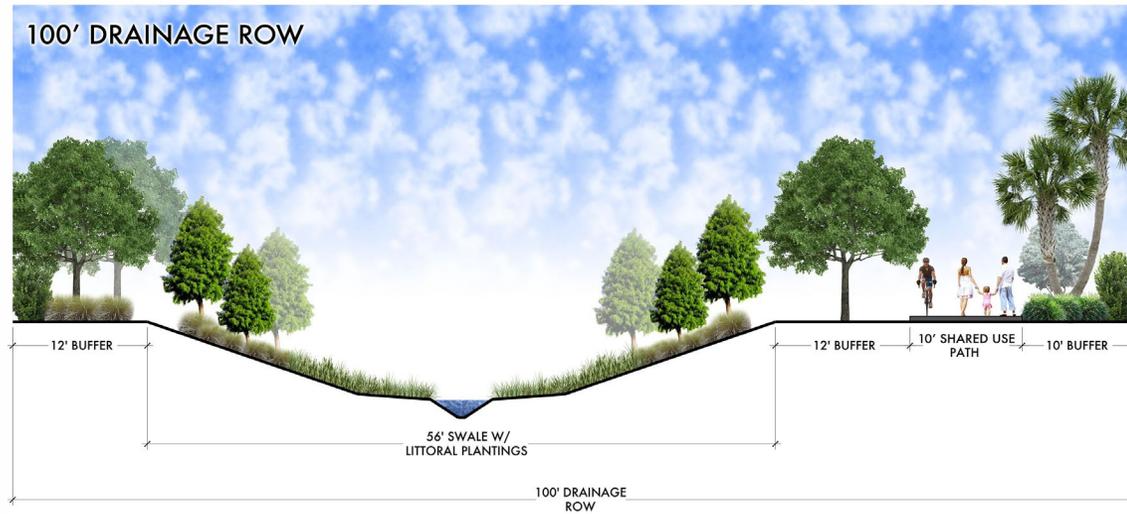
HOGPEN SLOUGH



50' DRAINAGE ROW



100' DRAINAGE ROW





Commercial Facade Improvement Program

Neighborhood Services
Requested Amount \$7,400

1669 SE South Niemeyer Circle

Removed loose paint, sealed cracks, primed, and painted walls and doors matching the existing color scheme.

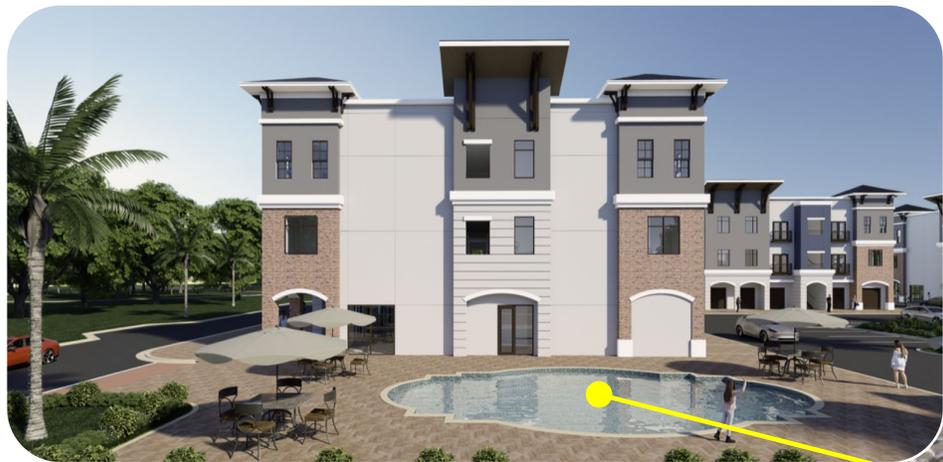


East Lake Village Values

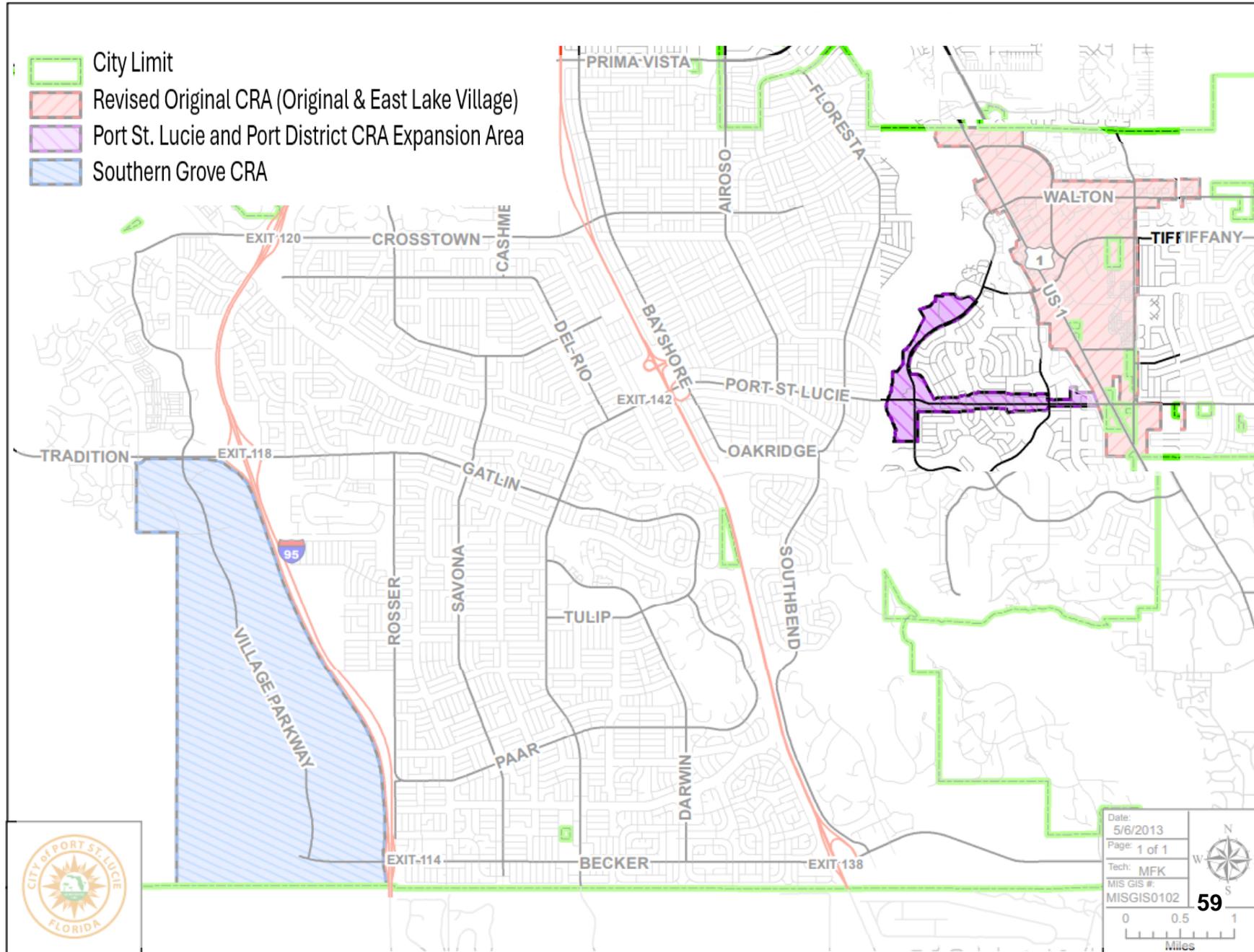
2002	\$279,481
2025	\$146,847,477
52,442.92%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2000 \$	-		
2001 \$	-		
2002 \$	279,481		
2003 \$	240,501	\$ (38,980)	-13.95%
2004 \$	4,946,800	\$ 4,706,299	1956.87%
2005 \$	7,797,800	\$ 2,851,000	57.63%
2006 \$	39,495,400	\$ 31,697,600	406.49%
2007 \$	64,464,800	\$ 24,969,400	63.22%
2008 \$	62,858,424	\$ (1,606,376)	-2.49%
2009 \$	53,485,838	\$ (9,372,586)	-14.91%
2010 \$	43,227,900	\$ (10,257,938)	-19.18%
2011 \$	35,240,228	\$ (7,987,672)	-18.48%
2012 \$	32,767,158	\$ (2,473,070)	-7.02%
2013 \$	32,823,518	\$ 56,360	0.17%
2014 \$	35,065,335	\$ 2,241,817	6.83%
2015 \$	37,852,969	\$ 2,787,634	7.95%
2016 \$	41,268,071	\$ 3,415,102	9.02%
2017 \$	45,373,075	\$ 4,105,004	9.95%
2018 \$	47,617,440	\$ 2,244,365	4.95%
2019 \$	54,558,964	\$ 6,941,524	14.58%
2020 \$	57,757,708	\$ 3,198,744	5.86%
2021 \$	67,733,649	\$ 9,975,941	17.27%
2022 \$	78,812,996	\$ 11,079,347	16.36%
2023 \$	89,611,202	\$ 10,798,206	13.70%
2024 \$	132,375,065	\$ 42,763,863	47.72%
2025 \$	146,847,477	\$ 14,472,412	10.93%

East Lake Village



Port St. Lucie Blvd & The Port District



PSL Blvd / Port District Values

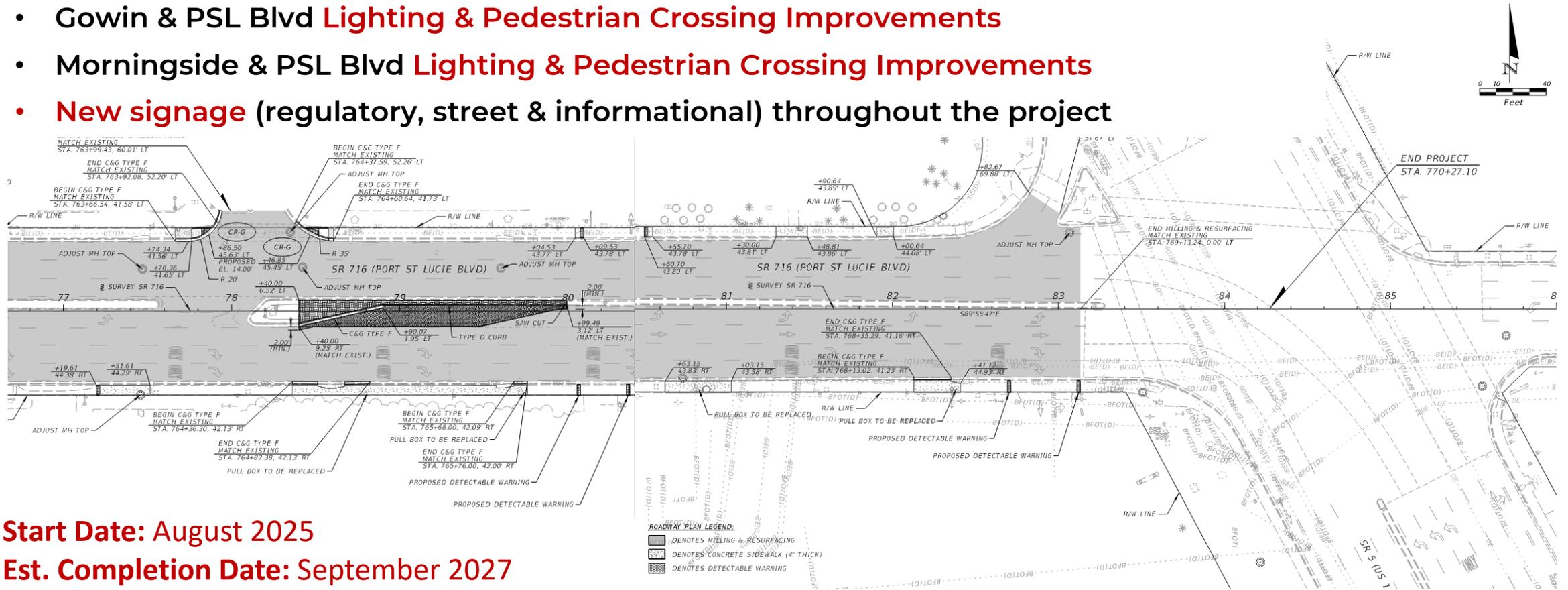
2006	\$67,996,925
2025	\$117,760,252
73.18%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2005 \$	-		
2006 \$	67,996,925		
2007 \$	78,555,575	\$ 10,558,650	15.53%
2008 \$	72,762,713	\$ (5,792,862)	-7.37%
2009 \$	61,208,156	\$ (11,554,557)	-15.88%
2010 \$	51,696,688	\$ (9,511,468)	-15.54%
2011 \$	49,125,050	\$ (2,571,638)	-4.97%
2012 \$	49,497,554	\$ 372,504	0.76%
2013 \$	50,268,987	\$ 771,433	1.56%
2014 \$	53,257,662	\$ 2,988,675	5.95%
2015 \$	57,178,753	\$ 3,921,091	7.36%
2016 \$	62,296,993	\$ 5,118,240	8.95%
2017 \$	66,431,766	\$ 4,134,773	6.64%
2018 \$	73,380,204	\$ 6,948,438	10.46%
2019 \$	77,084,419	\$ 3,704,215	5.05%
2020 \$	80,663,358	\$ 3,578,939	4.64%
2021 \$	86,632,794	\$ 5,969,436	7.40%
2022 \$	96,273,045	\$ 9,640,251	11.13%
2023 \$	103,090,810	\$ 6,817,765	7.08%
2024 \$	108,339,473	\$ 5,248,663	5.09%
2025 \$	117,760,252	\$ 9,420,779	8.70%

SE Port St. Lucie Boulevard and US Highway One Improvements (FDOT)

Milling & Resurfacing including ADA Improvements from SE Shelter to US Highway One

- Lengthen Left Turn Lane on PSL Blvd at the US Highway One Intersection
- Gowin & PSL Blvd Lighting & Pedestrian Crossing Improvements
- Morningside & PSL Blvd Lighting & Pedestrian Crossing Improvements
- New signage (regulatory, street & informational) throughout the project



Start Date: August 2025

Est. Completion Date: September 2027

Contractor: Ranger Construction Industries, Inc.

Estimated Construction Cost: \$6,800,000

Repurposed Building

2300 SE Veterans Memorial Parkway

(Former bank building)



Boardwalk

Restaurant Site

Event Lawn

Pioneer Park

Botanical Gardens

History
Museum

Preserve Tract
Trails

Westmoreland Boulevard



CDBG Funded Improvements

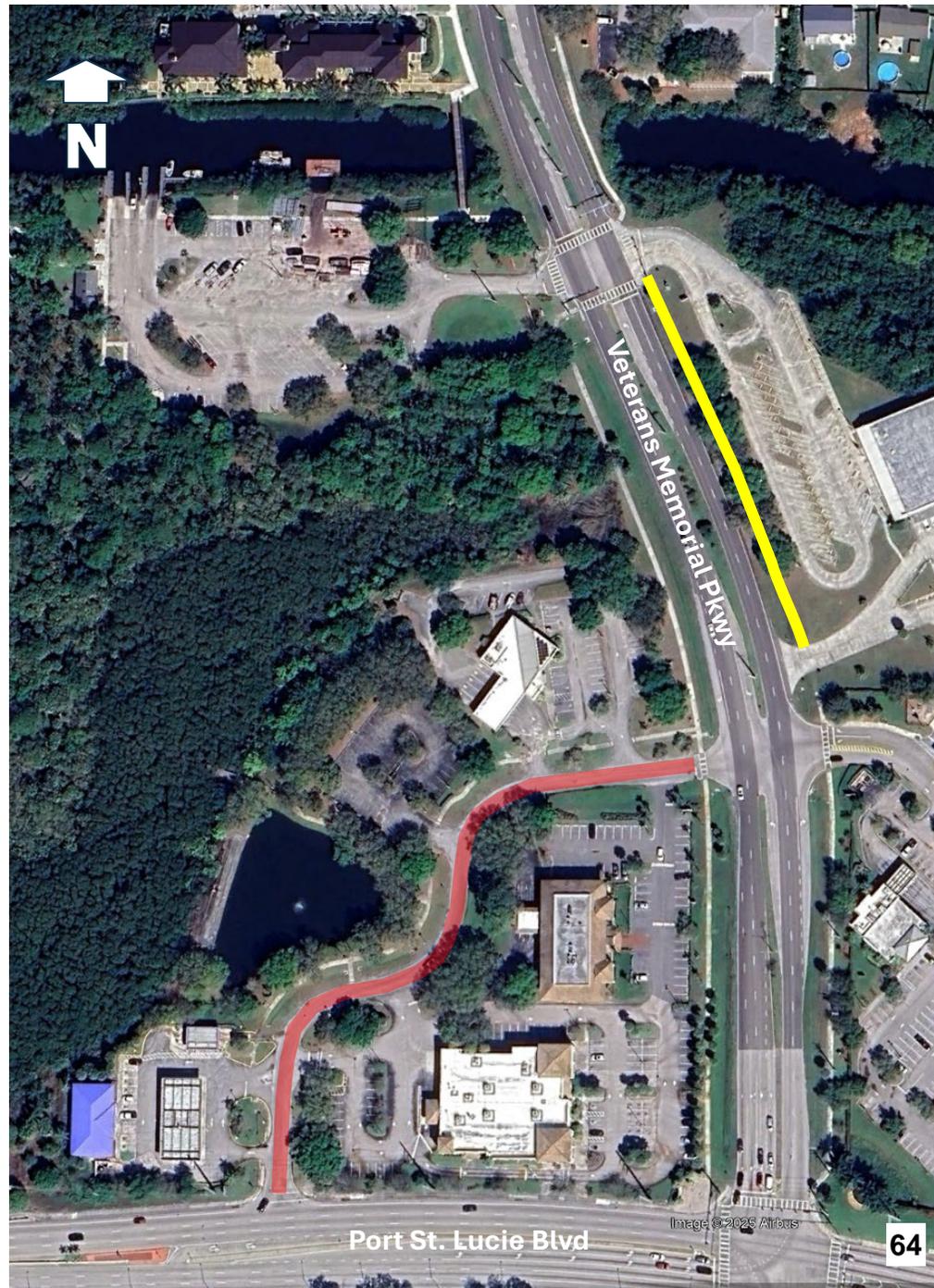
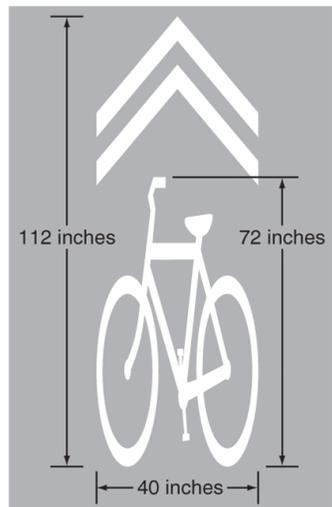
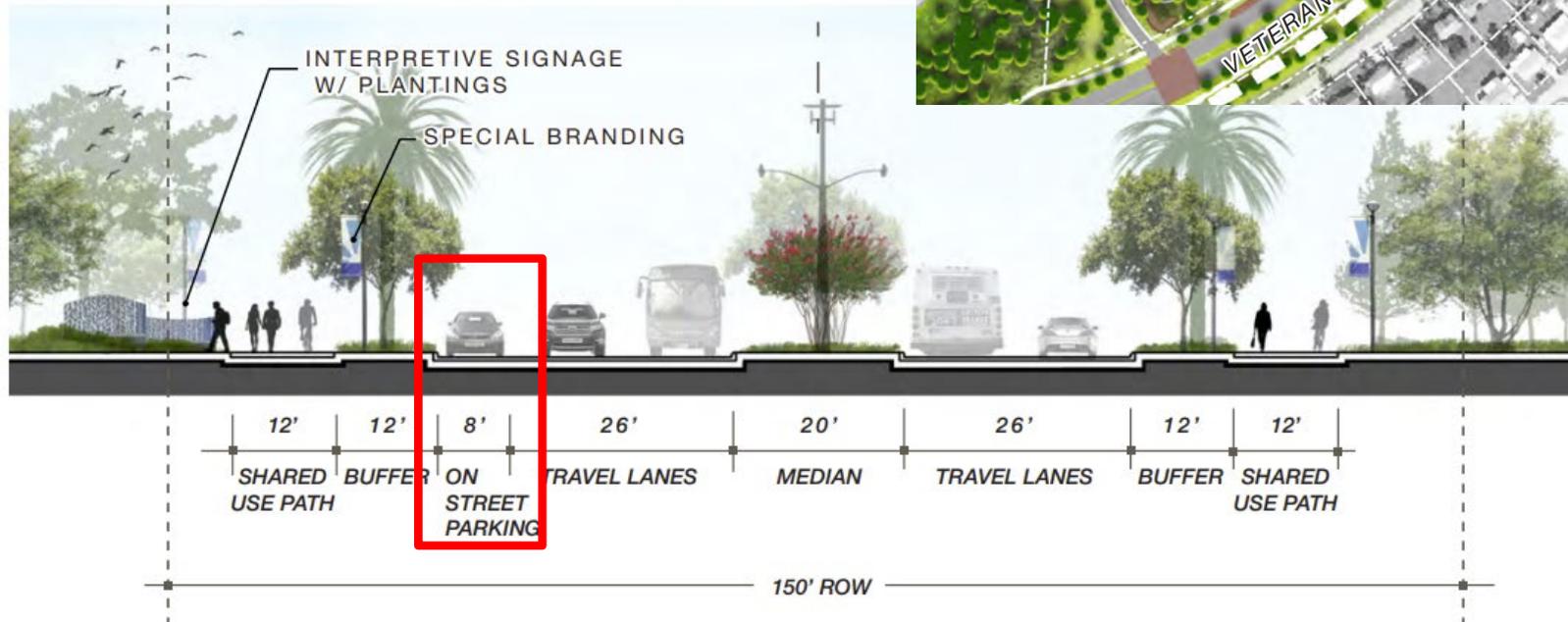


Figure 9C-9. Shared Lane Marking

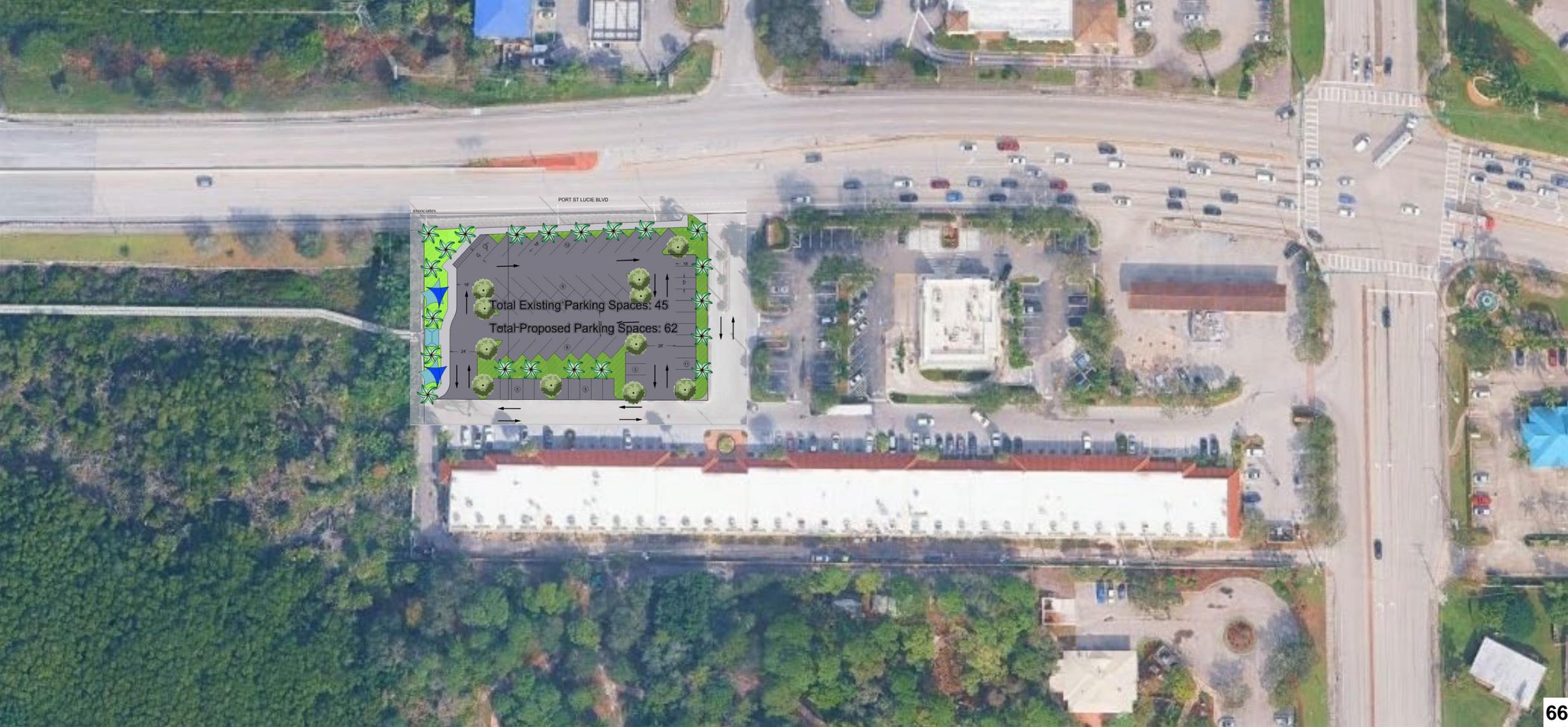


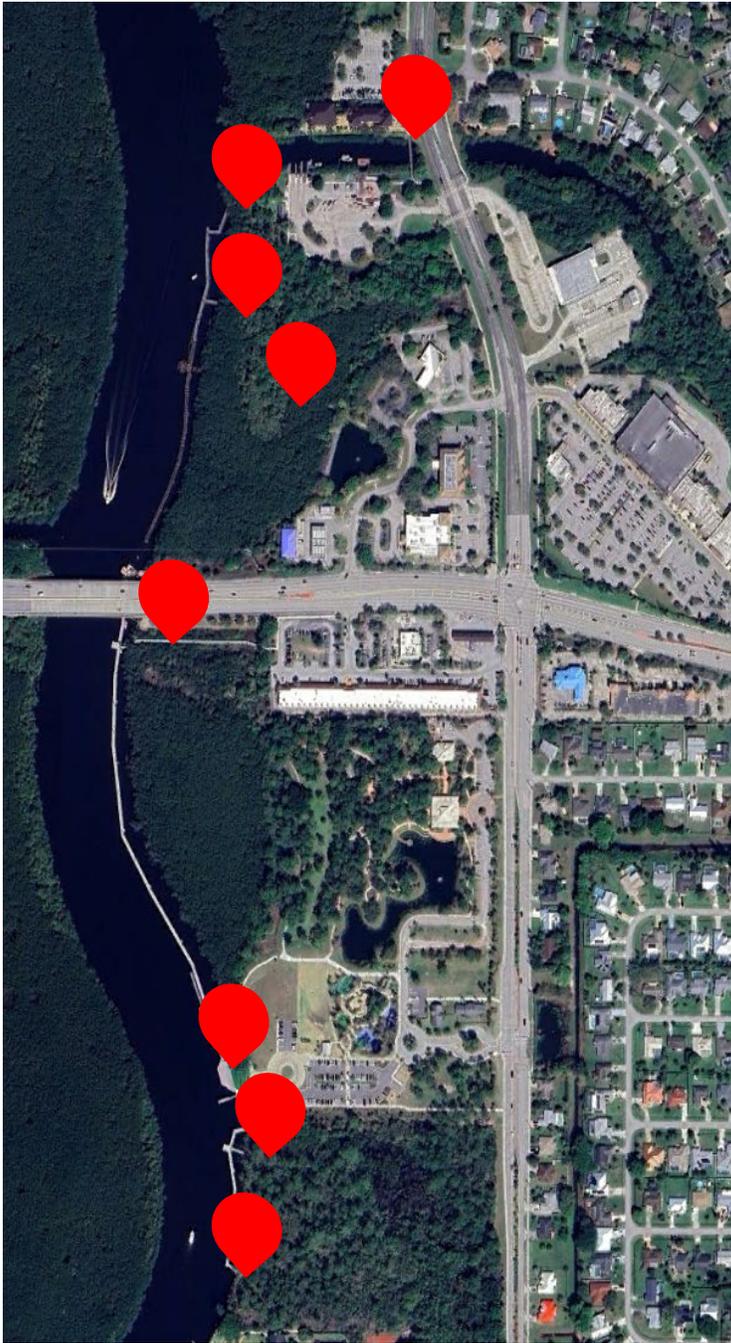
Parking Opportunities in The Port District Master Plan

- N3 - Midport Lake
- C1 - Veterans Memorial Park
- Promenade
- C7- Rivergate
- C8 - Tom Hooper
- On-Street Parking
- Trolley



Bridge Plaza Outparcel





BOATING SAFETY ZONE

SLOW SPEED

MINIMUM WAKE
OUT OF MARKED CHANNEL
WITHIN 300 FEET
OF BRIDGE

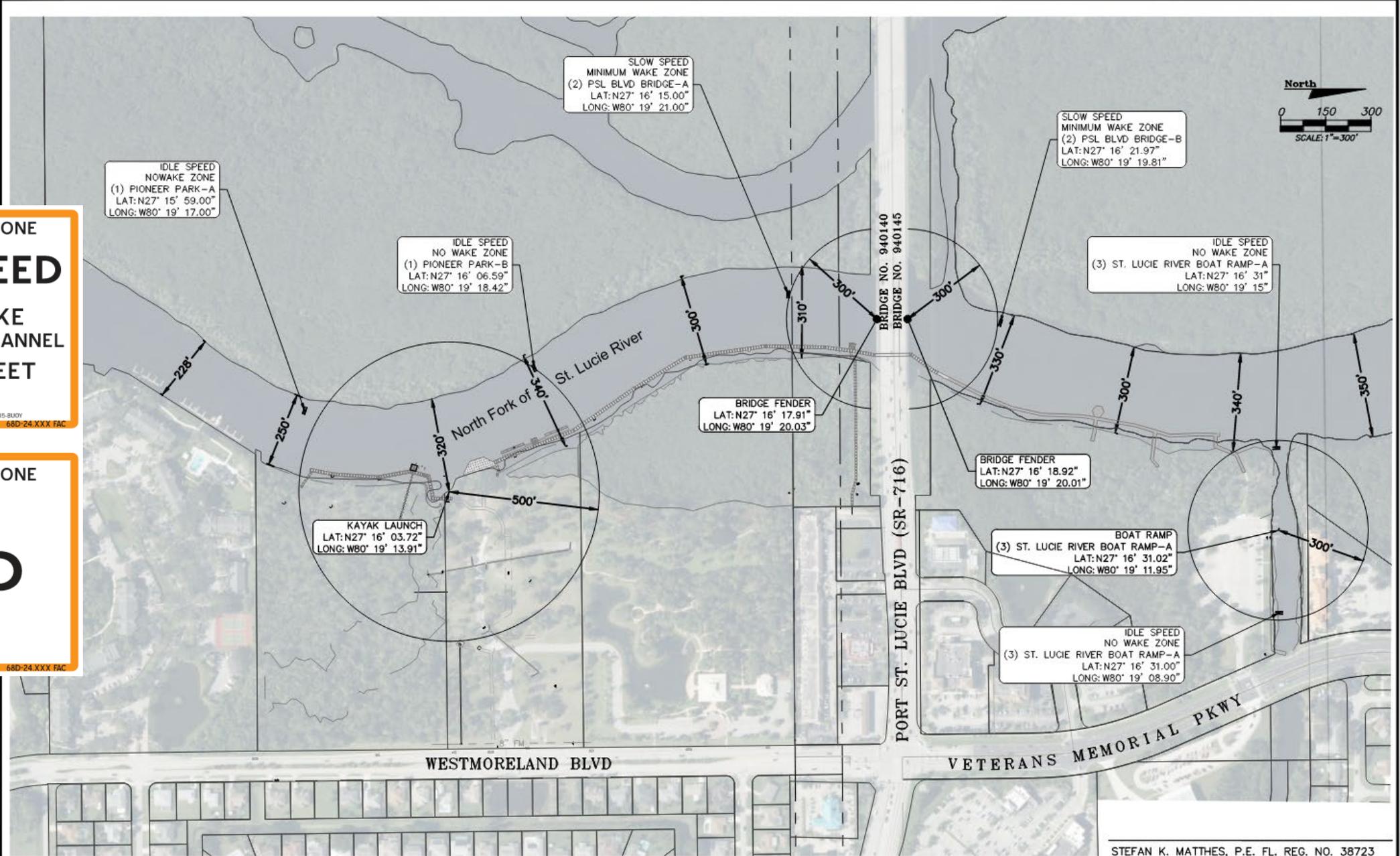
REPORT MISSING OR DAMAGED MARKERS: (888) 405-BUDY
PERMIT NO.: 91-000 68D-24.XXX FAC

BOATING SAFETY ZONE

IDLE SPEED

NO WAKE

PERMIT NO.: 91-000 68D-24.XXX FAC



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 16.031-007

DESIGNED BY SKM 11/13/24
DRAWN BY KU 11/13/24

CHECKED BY SKM 11/15/24
CHECKED BY

ENGINEER OF RECORD
STEFAN K. MATTHES, P.E. FL. REG. NO. 38723

CULPEPPER & TERPENING INC.
2980 SOUTH 20th STREET • FORT PIERCE, FLORIDA
PHONE 772-464-3532 • FAX 772-464-6497 • www.ct-erj.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERING REGISTRATION NO. 5288

CITY OF PORT ST. LUCIE

PROJECT NAME

PROPOSED WATERWAY MARKERS EXHIBIT

THE PORT DISTRICT

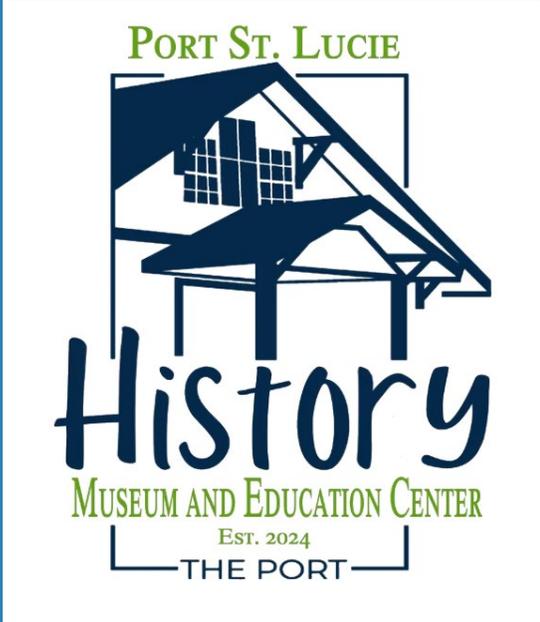
SHEET NO.
1 OF 2

STEFAN K. MATTHES, P.E. FL. REG. NO. 38723

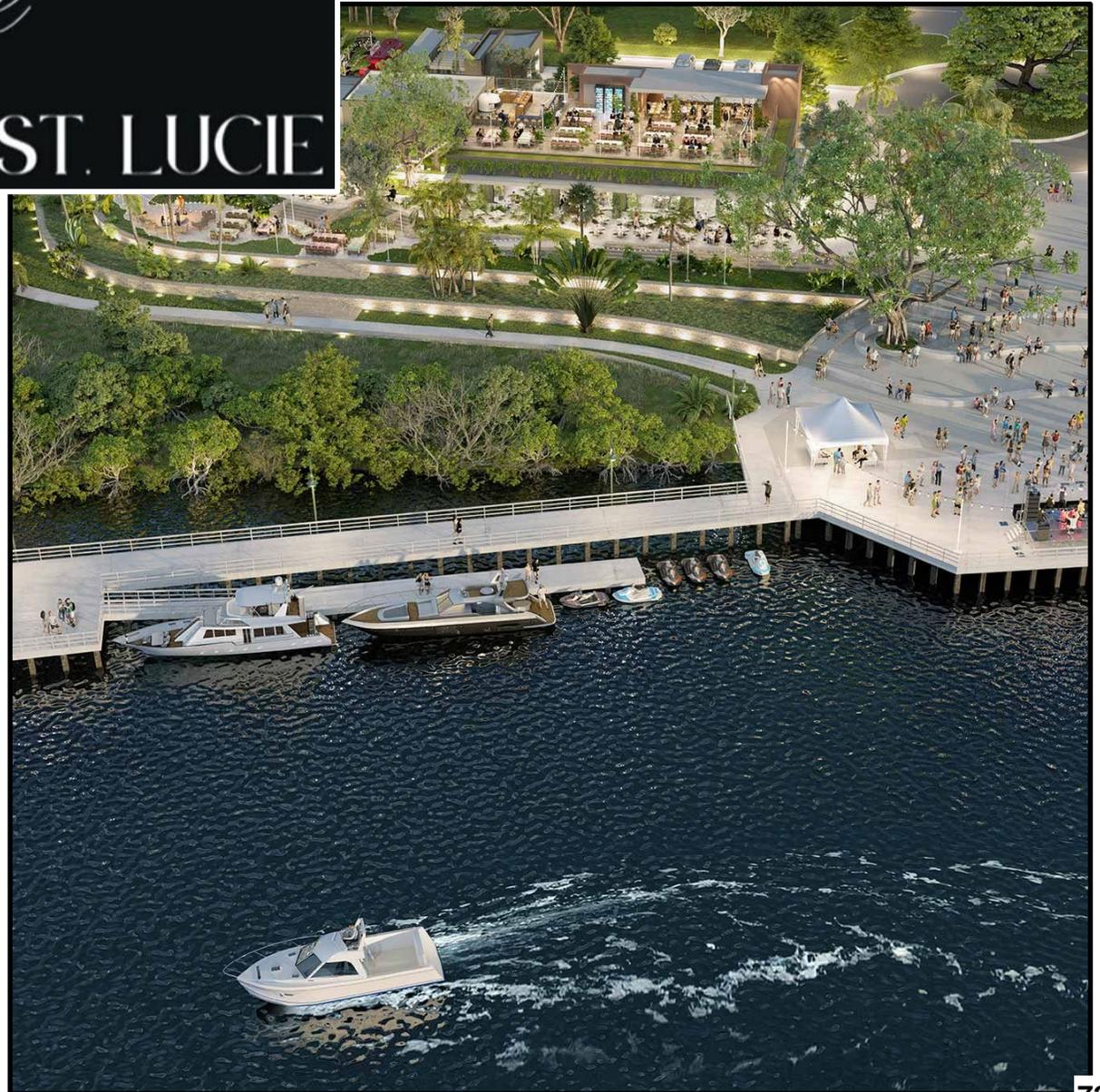




Modified Grass Parking



The grove
AT PORT ST. LUCIE



The Port District ~ Award Winning



**2025 Great Places in Florida People's Choice Award ~
Pioneer Park & The Port District**



ASLA Award of Honor ~ The Port District Master Plan



APA-FL Award of Excellence ~ The Port District Master Plan



**2025 Restoration, Rehabilitation or Adaptive Use –
Outstanding Achievement Award ~ Historic Peacock Lodge**



Park Attendance (6/15/24 through 12/30/25)

Visits: 671,800

Unique Visitors: 224,400

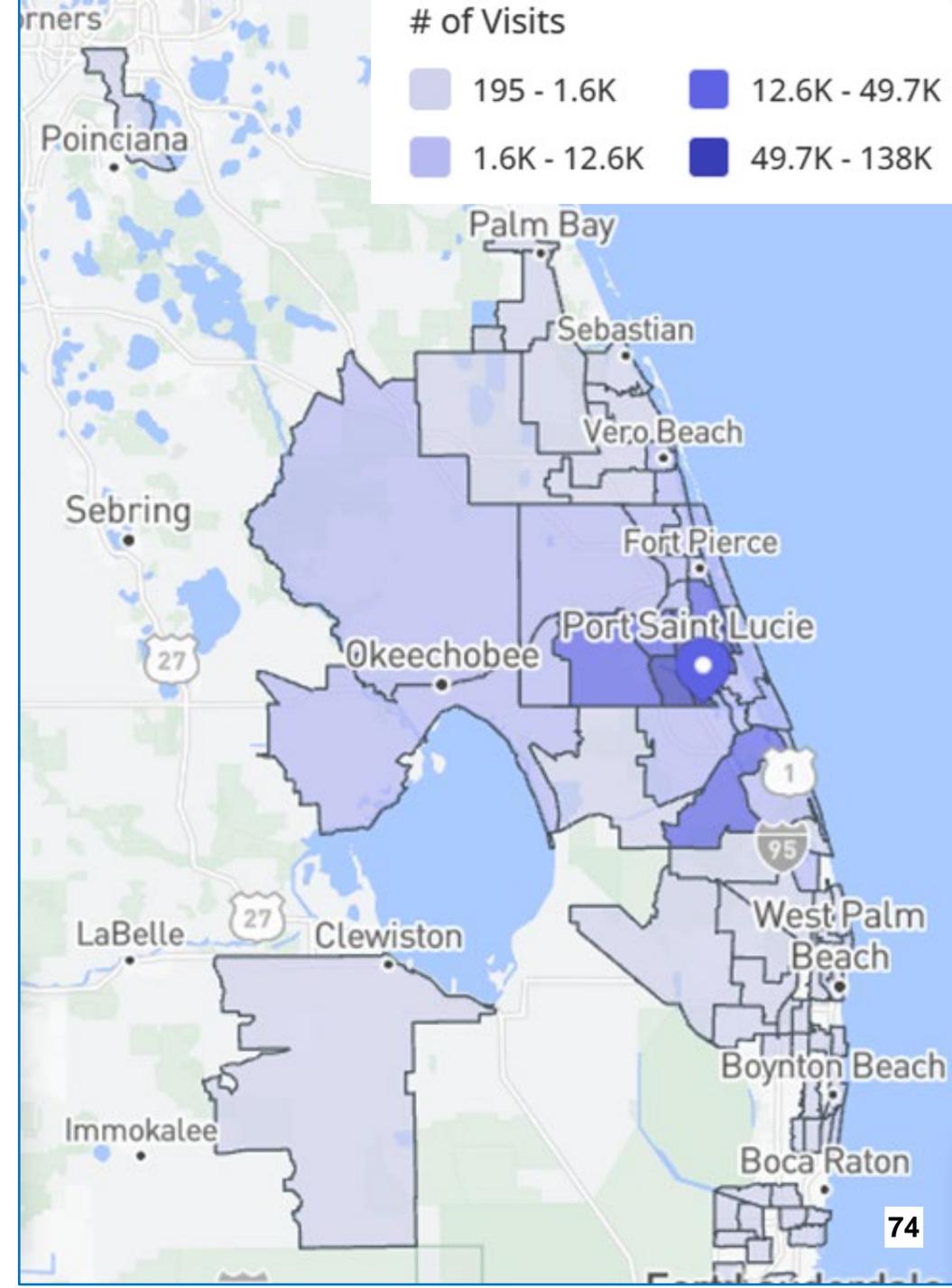
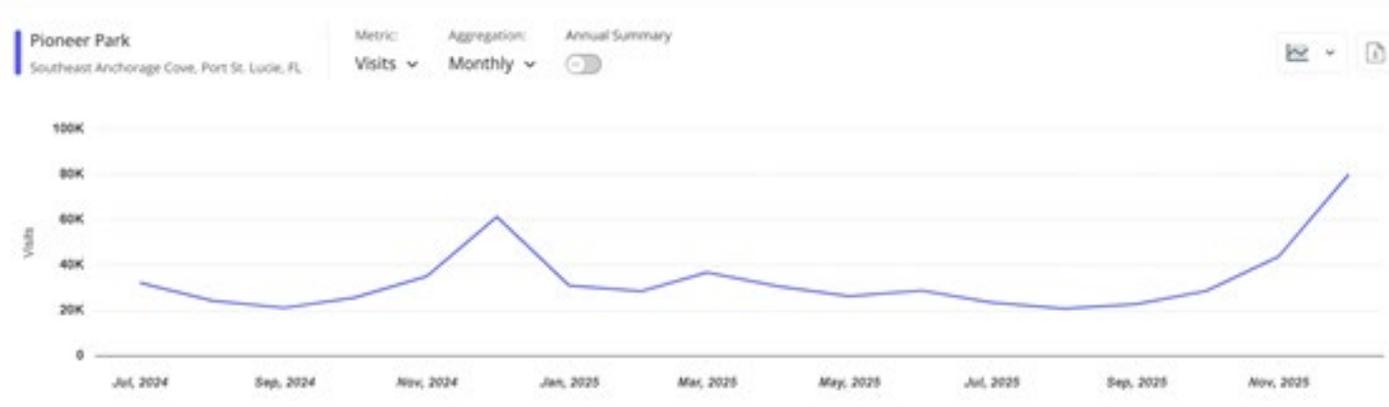
Visit Frequency: 2.99

Avg. Dwell Time: 50 minutes

Visitation Origins:

In the timeframe studied, visitations to Pioneer Park are comprised of 70.67% Port St. Lucie residents. The remaining attendance is attributed to other Florida residents (23.91%) and residents living outside the State of Florida (4.91%).

Visits Trend



Midport Lake
Park



Veterans
Memorial Park



Veterans Park
at Rivergate



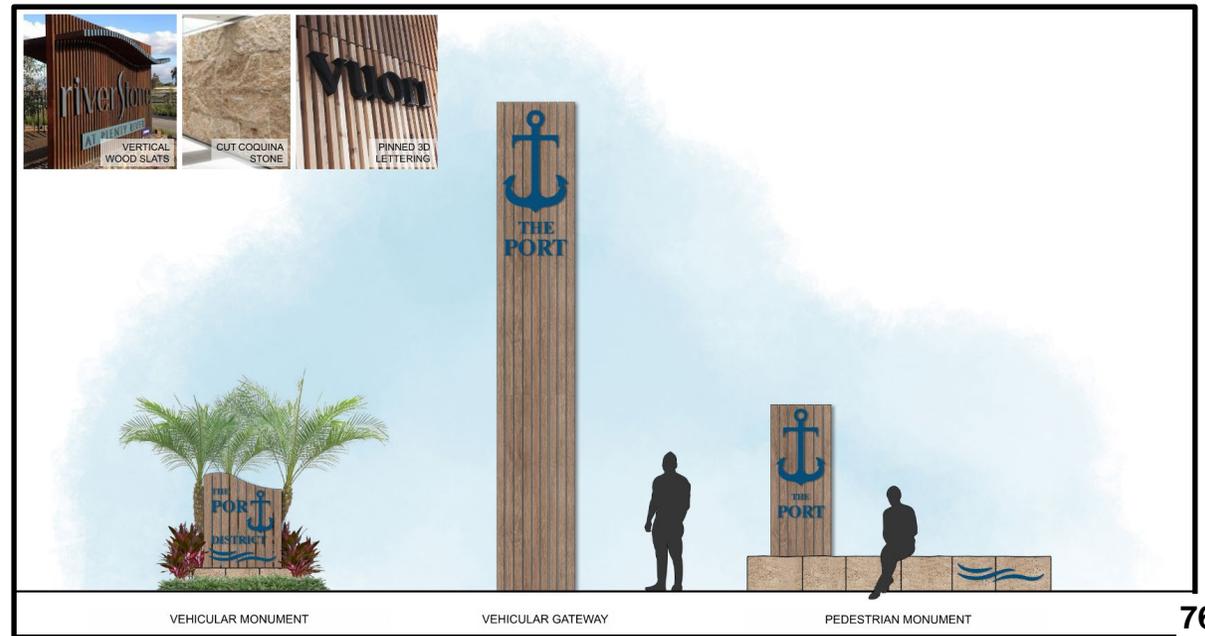
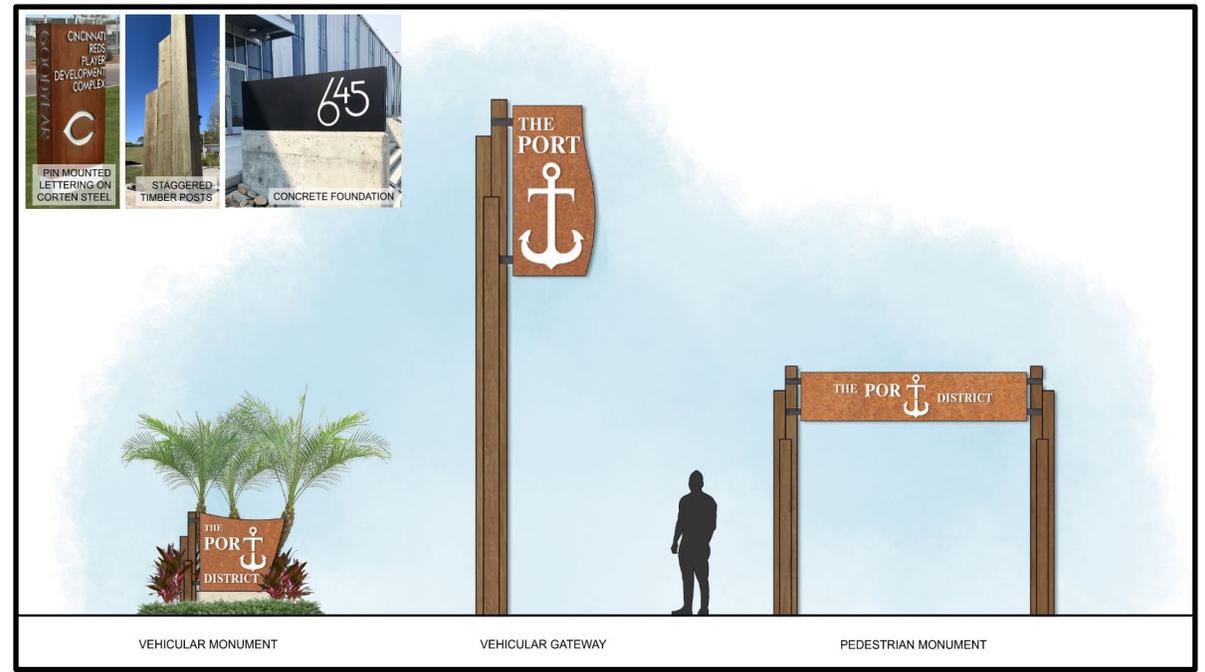
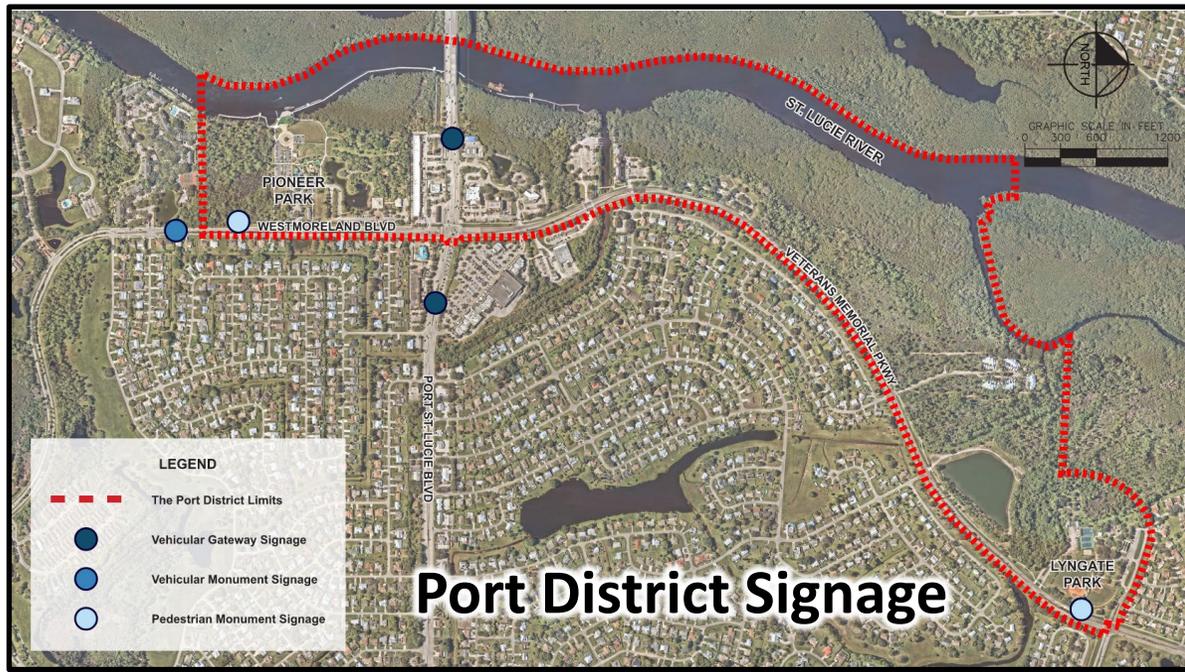
Tom Hooper
Park



Botanical Gardens



Pioneer Park



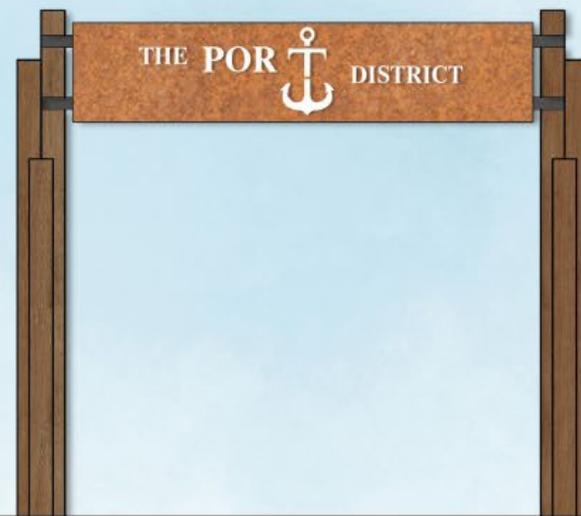




VEHICULAR MONUMENT



VEHICULAR GATEWAY



PEDESTRIAN MONUMENT



CORTEN STEEL WITH TIMBER



LASER-CUT CORTEN STEEL



BLUE ALUMINUM



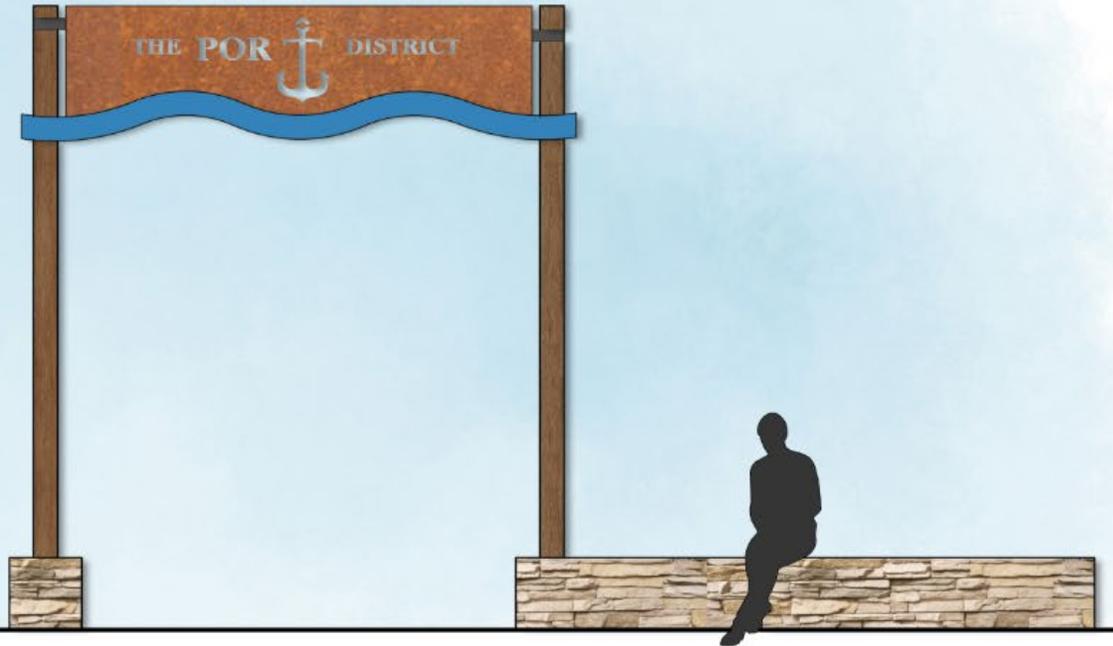
STACKED-STONE



VEHICULAR MONUMENT



VEHICULAR GATEWAY



PEDESTRIAN MONUMENT



VERTICAL WOOD SLATS



CUT COQUINA STONE



PINNED 3D LETTERING



VEHICULAR MONUMENT

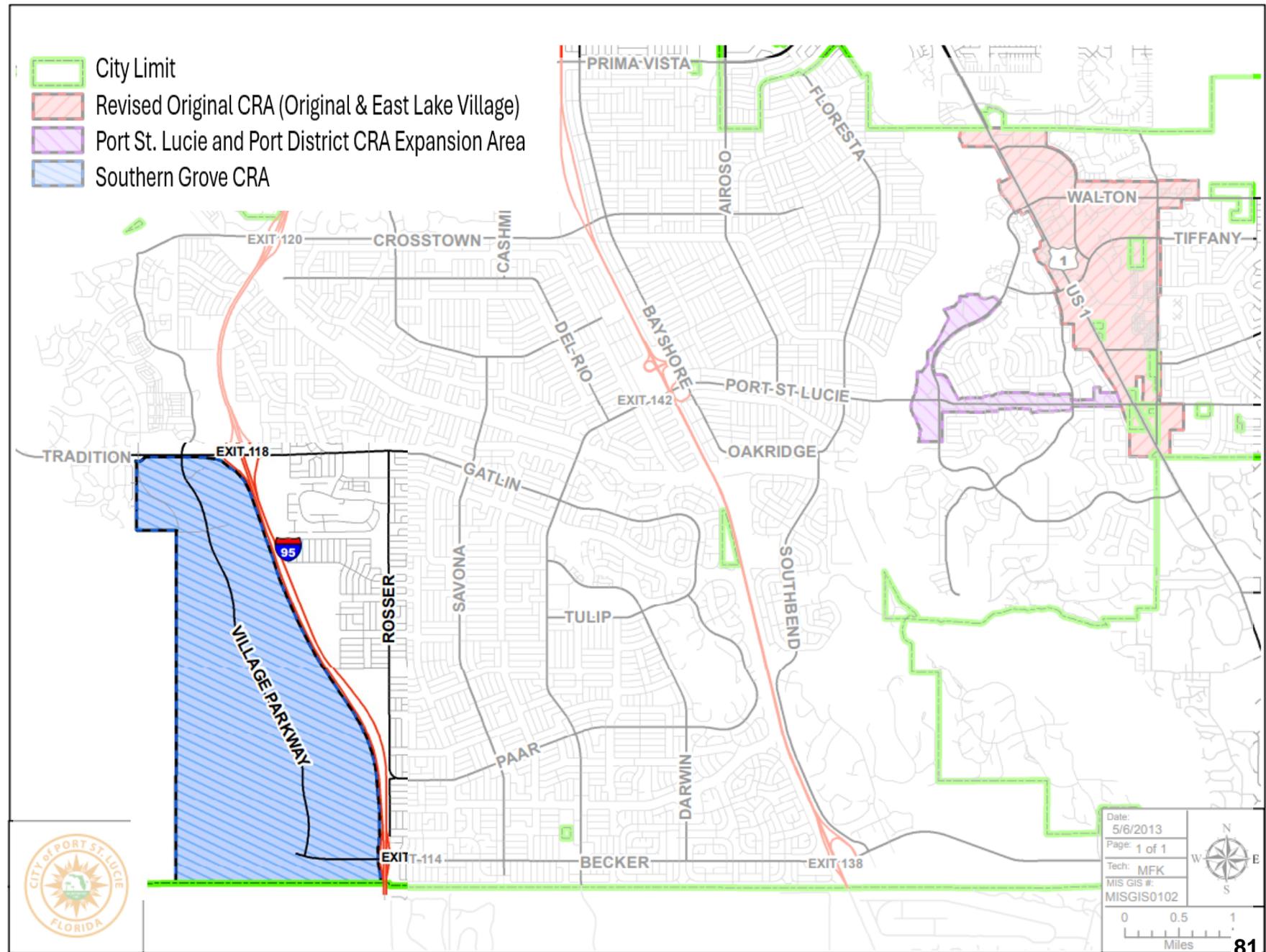


VEHICULAR GATEWAY



PEDESTRIAN MONUMENT

Southern Grove



Southern Grove Values

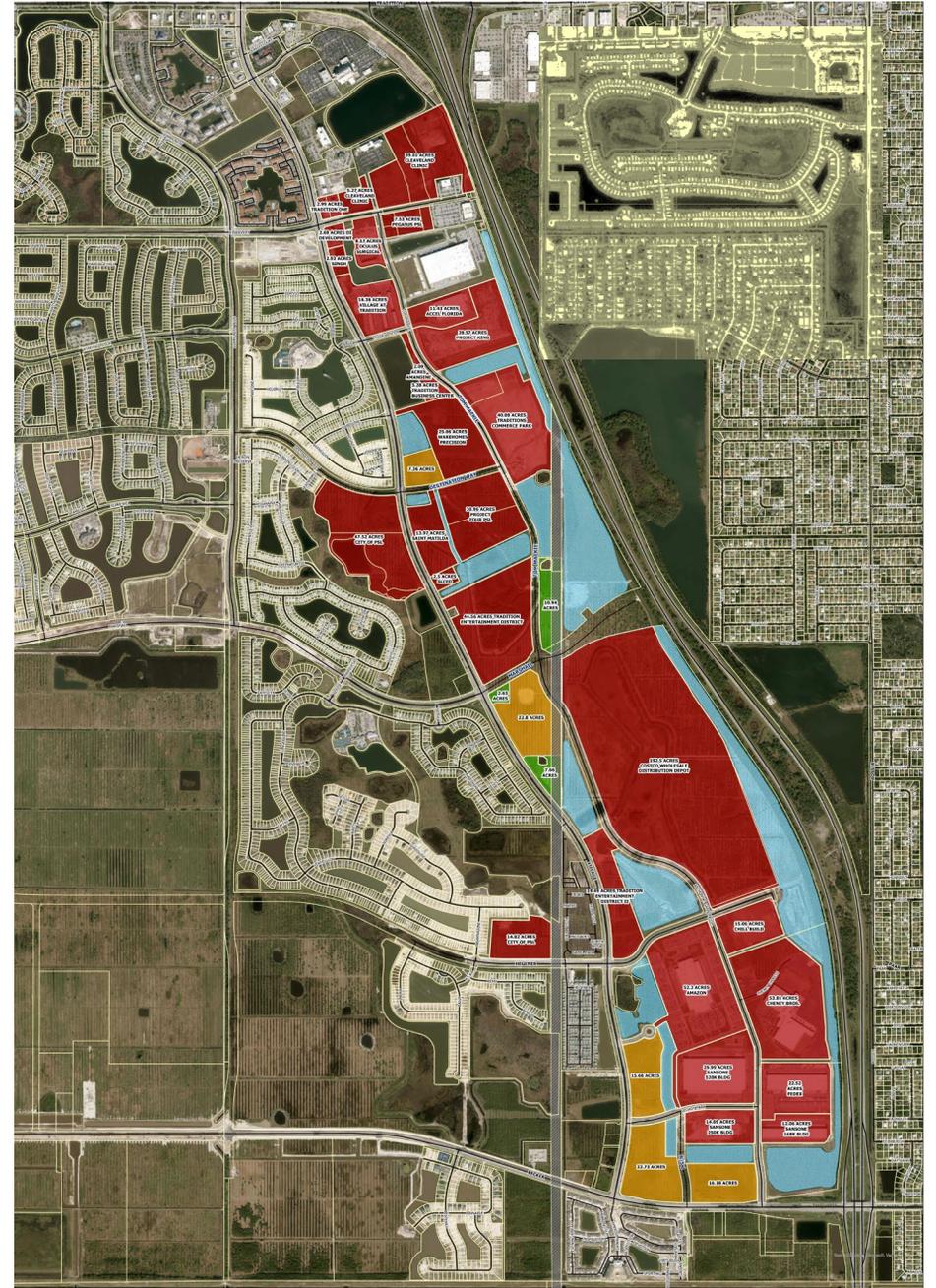
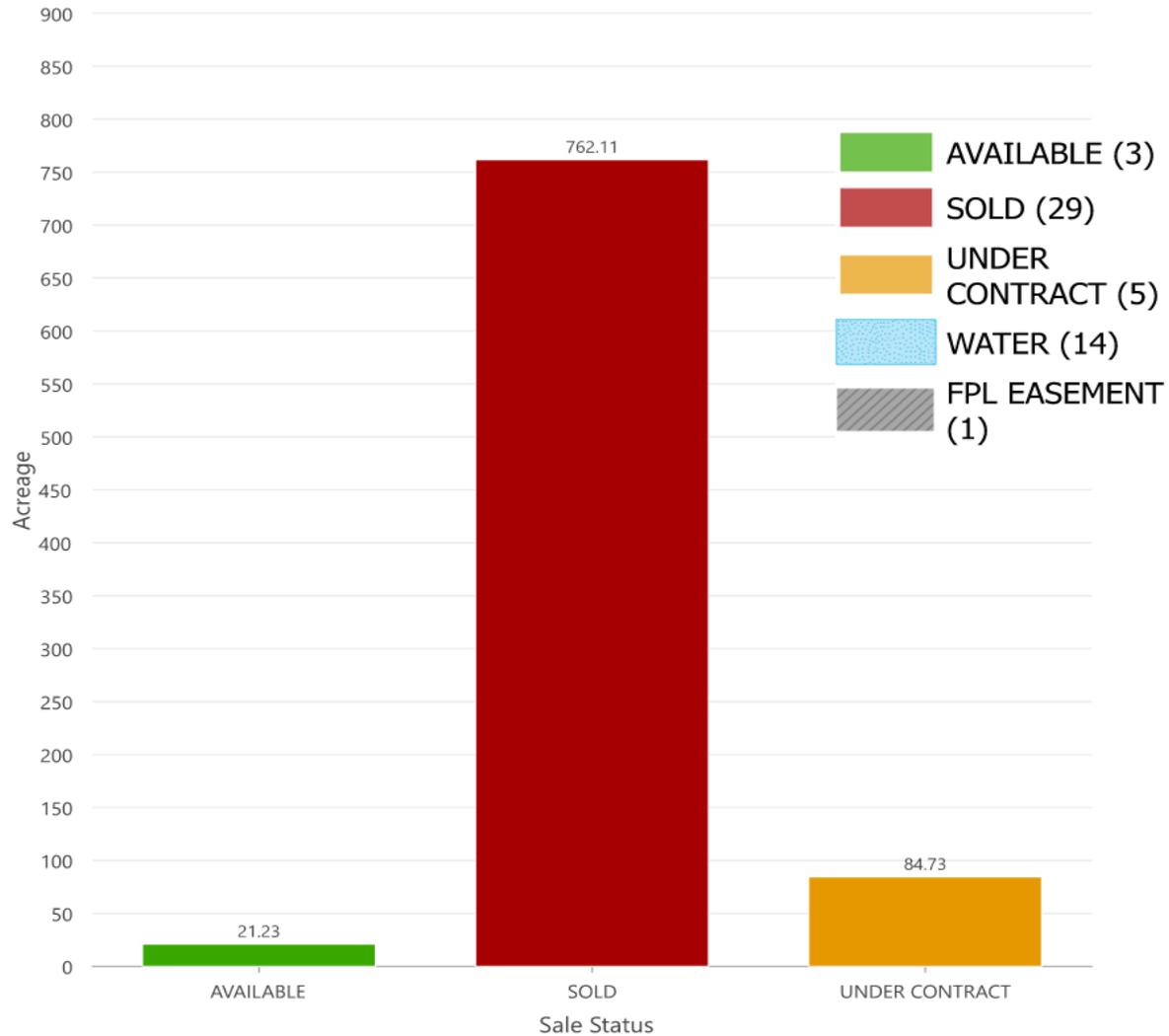
2012	\$15,568,706
2025	\$1,249,445,536
7,925.37%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2011 \$	-		
2012 \$	15,568,706		
2013 \$	15,615,117	\$ 46,411	0.30%
2014 \$	13,807,379	\$ (1,807,738)	-11.58%
2015 \$	17,594,066	\$ 3,786,687	27.43%
2016 \$	49,913,621	\$ 32,319,555	183.70%
2017 \$	56,456,307	\$ 6,542,686	13.11%
2018 \$	67,243,421	\$ 10,787,114	19.11%
2019 \$	98,825,056	\$ 31,581,635	46.97%
2020 \$	168,767,378	\$ 69,942,322	70.77%
2021 \$	247,042,926	\$ 78,275,548	46.38%
2022 \$	446,660,683	\$ 199,617,757	80.80%
2023 \$	719,831,261	\$ 273,170,578	61.16%
2024 \$	1,004,813,343	\$ 284,982,082	39.59%
2025 \$	1,249,445,536	\$ 244,632,193	24.35%



Southern Grove

Sales Map

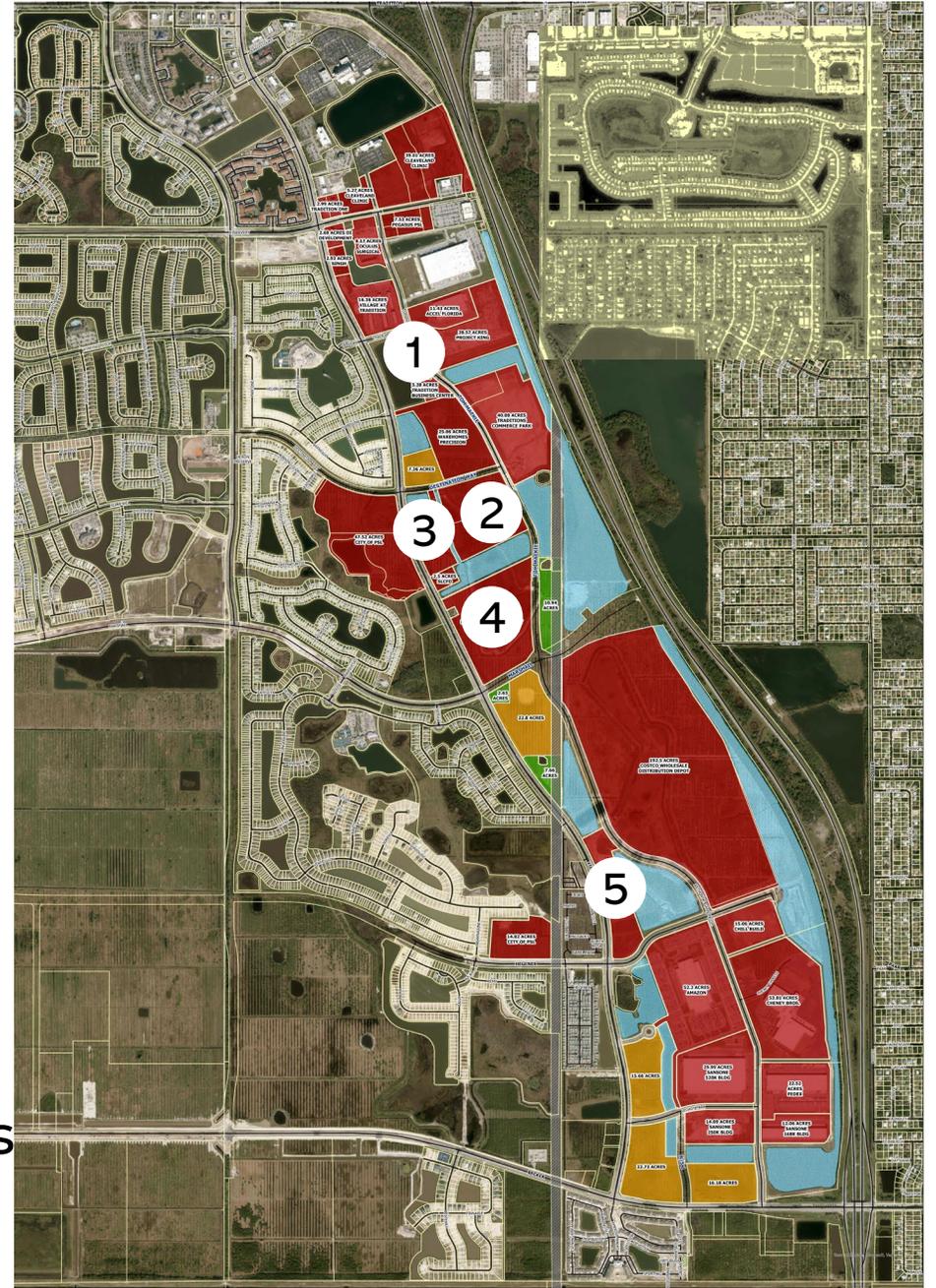




Southern Grove

Recent Sales

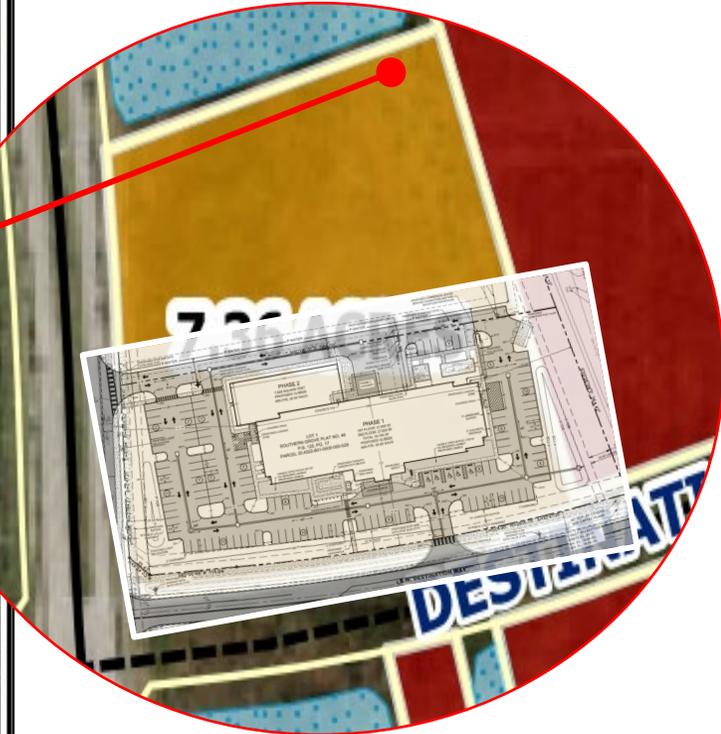
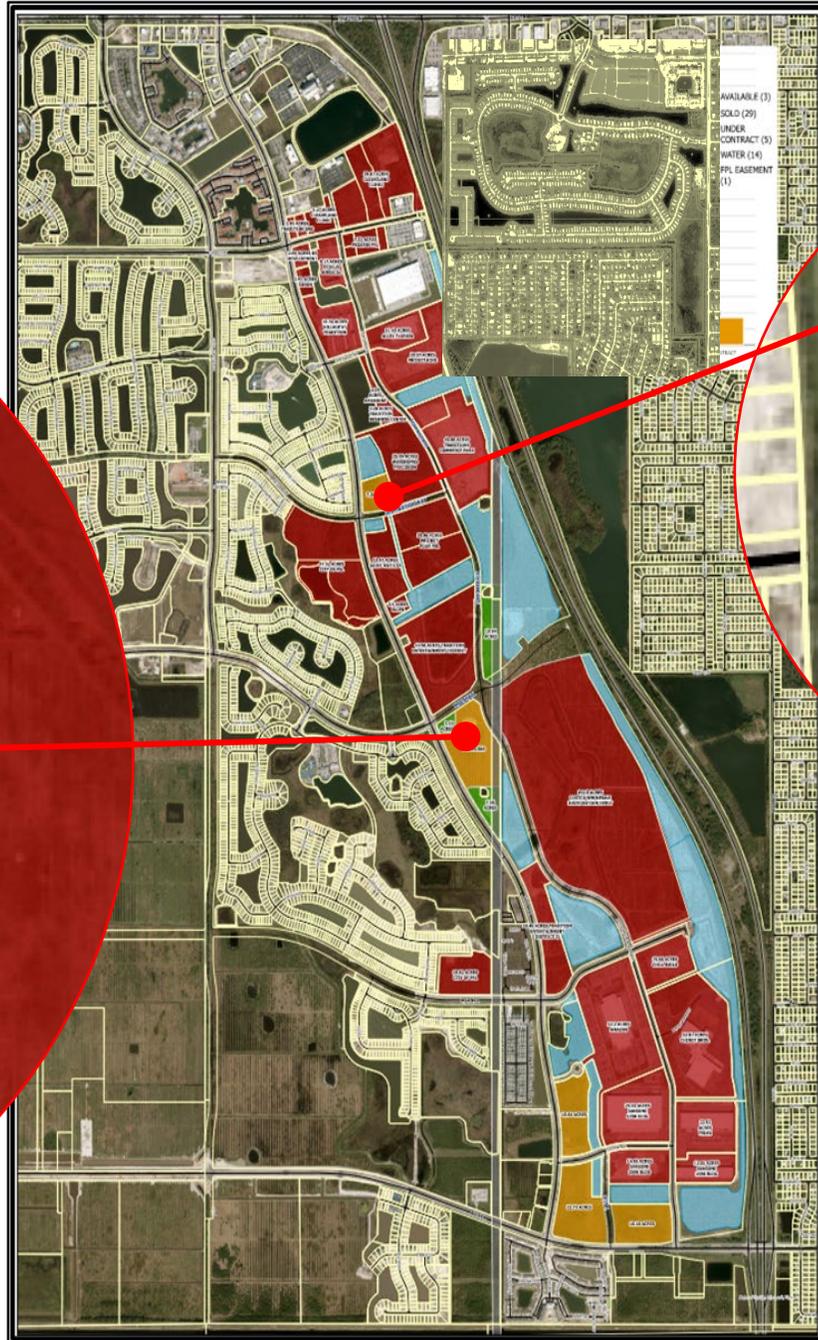
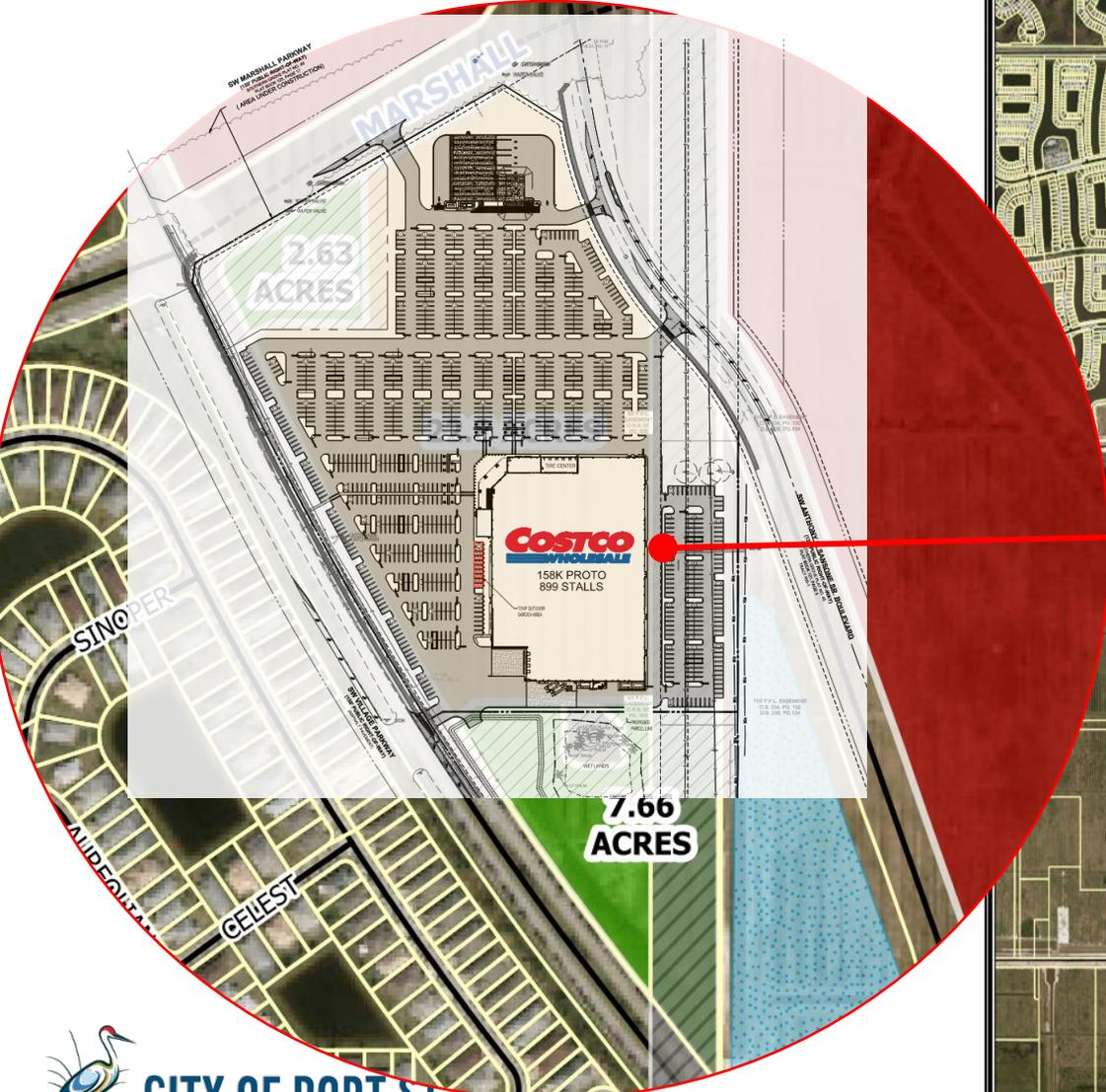
1. Amadine | 2.09 acres (Restaurants, Retail)
2. Four PSL | 30.96 acres (Manufacturing)
3. St. Matilda | 13.94 acres (Multifamily)
4. Tradition Entertainment District | 44.54 acres
5. Tradition Entertainment District II | 19.49 acres





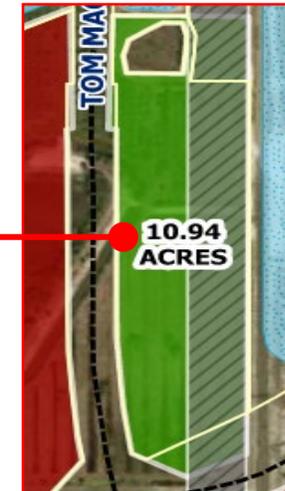
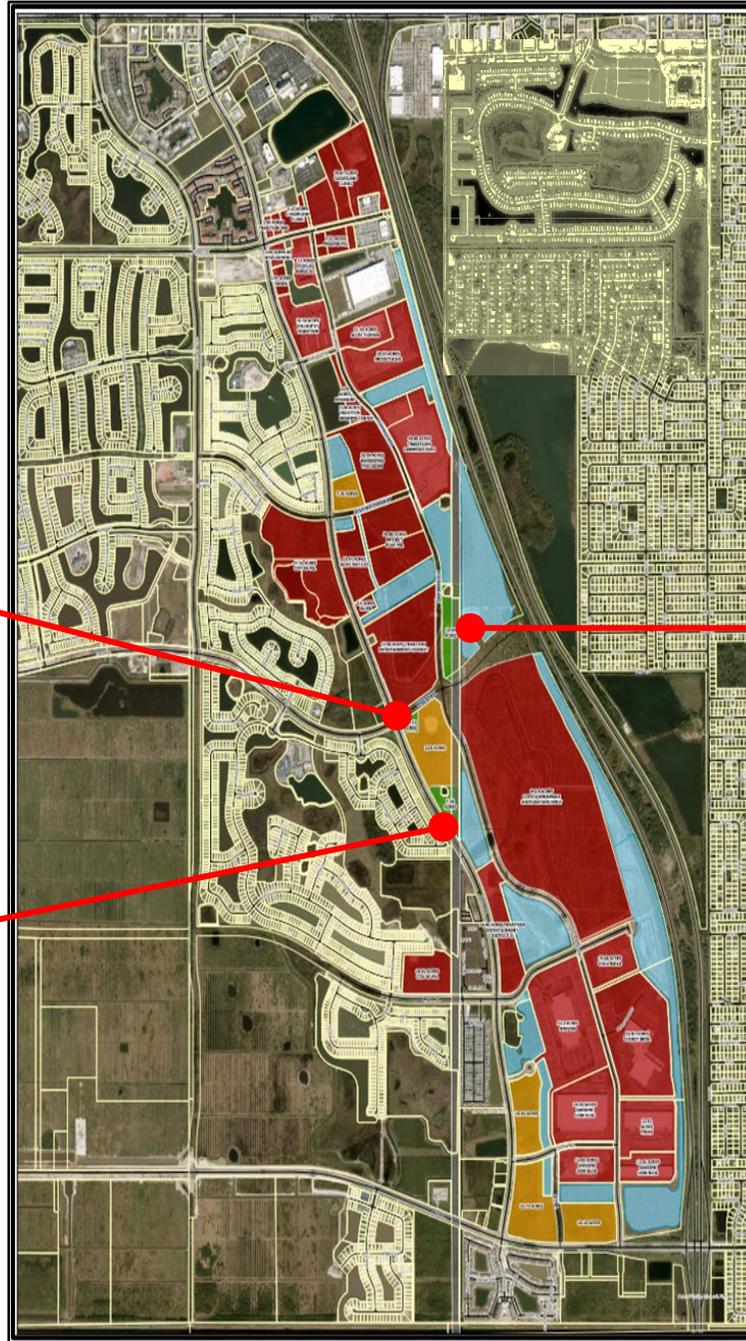
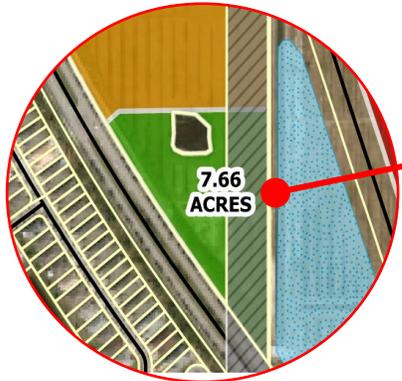
Southern Grove

Recent PSAs





Southern Grove Remaining Parcels



Southern Grove

Additional development



Southern Grove Jobs

City Electric Supply / TAMCO

OCULUS Surgical

ACCEL International

FedEx Ground

Cheney Brothers

Amazon Delivery Station

Costco Depot – Phase I

Costco Depot – Phase II

Four PSL

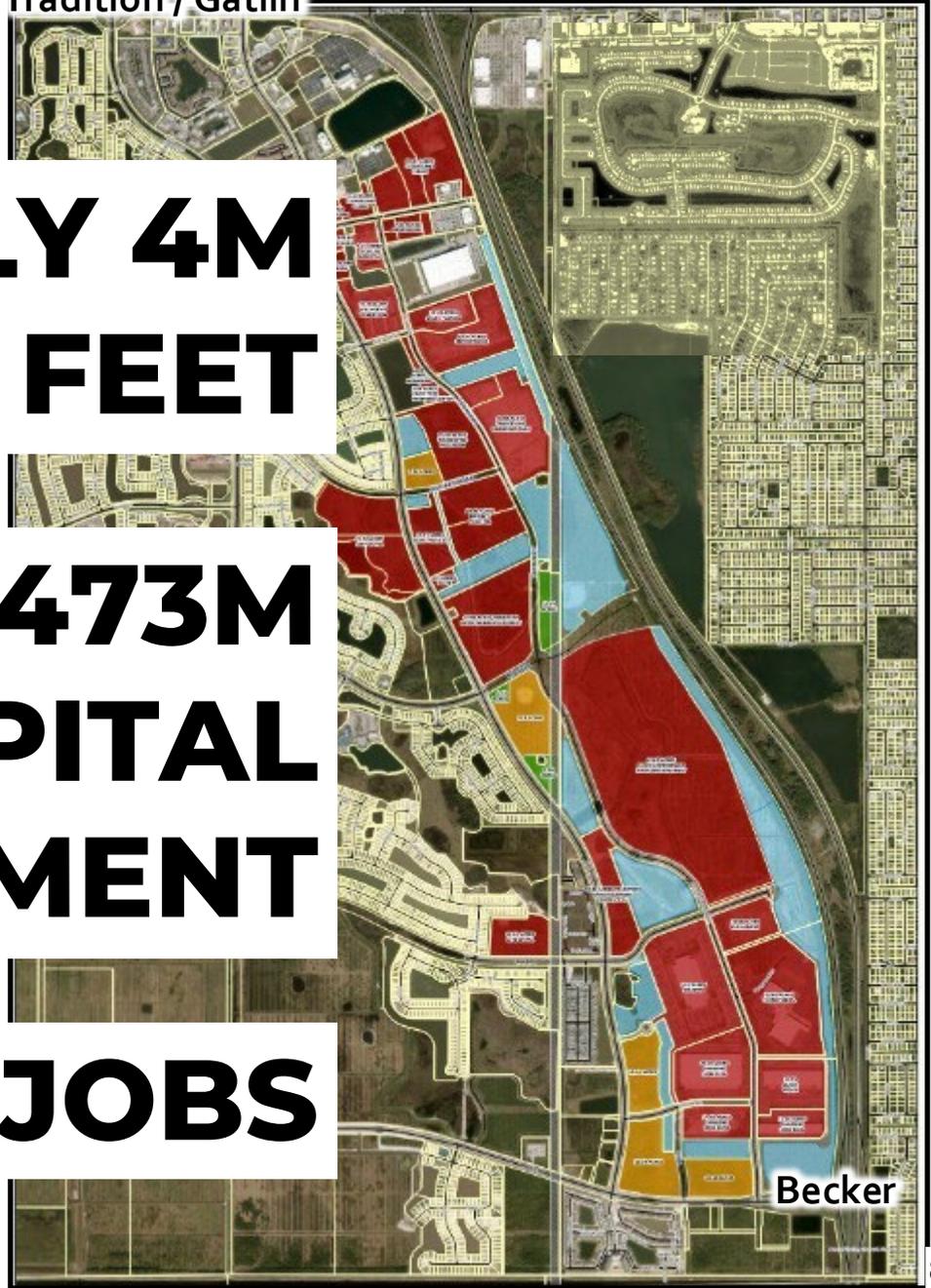
Import Mex Distributors

**NEARLY 4M
SQUARE FEET**

**OVER \$473M
IN CAPITAL
INVESTMENT**

2,300 +/- JOBS

Tradition / Gatlin



Becker

Southern Grove Infrastructure

Phases

Tradition Commerce Loop Road	\$	3,489,737.88
Hegener PH 2 (Mackie PH 1)	\$	1,381,155.52
Hegener PH 3 (Mackie PH 2)	\$	4,026,130.00
Hegener PH 4 (Mackie PH 3)	\$	8,532,488.40
Sansone PH 3	\$	11,724,292.72
Sansone PH 2	\$	2,319,117.95
Sansone PH 1	\$	3,159,467.54
	\$	34,632,390.01

Grants

Florida Job Growth	\$	3,000,000.00
Florida Job Growth	\$	3,500,000.00
State Appropriations	\$	3,000,000.00
ARPA	\$	5,850,000.00
	\$	15,350,000.00



COMMUNITY REDEVELOPMENT AGENCY

QUESTIONS?

Frank Knott, CRA Executive Project Manager
March 23, 2026