



2025 Mid-Year Update for



2025 Announced PSL Projects January - June



Costco Depot Phase 2 – EARLY!

1.7 Million Square Feet – 370+ jobs at completion -- Phase II now being built at the same time as Phase I



Freedom Boat Club –
opened a second location at
Sandpiper Bay Marina



Project CAST

A foreign company is considering St. Lucie County for the manufacture of aluminum architectural products in a facility of approximately 100,000 square feet. The manufacturer anticipates employing 50 office/management workers and 200 production workers with an average annual salary of \$48,000.

Project JARVIS

The EDC is working with a technology company to site its research and technology campus on 1,218 acres of a former citrus grove north of Orange Avenue in unincorporated St. Lucie County. The company would employ 422 in high-tech, high-wage jobs with an average annual salary of \$110,000.

Project PALM TREE

A foreign company wants to establish its first US manufacturing facility to produce PVC-O pipes and fittings here. The company is looking at building a 45,000-square-foot manufacturing facility with a capital investment of \$16-\$20 million and would initially employ 50 people at an average salary of approximately \$74,000/year.

Project SANDWICH

An existing industry-leading manufacturer of materials used in the production process of multiple industries, Project Sandwich is seeking to relocate within the county to a 50,000-square-foot facility. The expansion would create a capital investment of \$5 million and allow the company to increase its current workforce of eight by another 25.

Project SCALE

A technology company is considering 150 acres in western Port St. Lucie for the development of an approximately 1-million-square-foot facility that will pay its employees significantly more than the county's average wage.

Project SUN RAY

A manufacturer of solar industry products is considering St. Lucie County for a production and distribution facility of approximately 260,000 square feet. The employer anticipates creating 285 jobs.

Tradition ENTERTAINMENT DISTRICT

Gustavo Lumer, who is currently developing a 5.5-acre parcel in Southern Grove for dining and shopping, is also planning a 45-acre entertainment district and a 20-acre retail plaza near the Costco Depot. All three properties front Village Parkway and will include hundreds of square feet of shopping, entertainment facilities, a hotel, restaurants and other amenities.

Featuring Seven Potential Projects:

- ✓ Four manufacturers
- ✓ Two technology companies
- ✓ An Entertainment District

✓ 6 of these 7 projects are considering Port St. Lucie locations

8.5-Year Project Activity (2017-June 2025) **PSL ONLY**

10



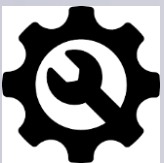
EXPANSIONS

25



ATTRACTIONS

8.5-Year Project Activity by Industry Sector **PSL ONLY**



Manufacturing

11



Life Sciences

4



Professional
Services

1



Education

1



Distribution

9



Industrial
Dev.

8



Marine

1

Mid-2025 Project Activity Highlights **PSL ONLY**



2 projects mid-year

✓ 1 Expansion

✓ 1 New

- **\$74.1** Million capital investment
- **1.25** million new square feet
- **115** projected new jobs



Dragonfly Commerce Park is ahead of schedule



Costco is going to be 100% solar-powered



Marine Digital Integrators is building out 38,000 SF of interior space in Legacy Park



Import Mex Distributors (Alex Lee, Inc.) is in the early stages of development in Tradition Center for Commerce, and sitework is underway at Tradition Commerce Park



LactaLogics plans to begin operations in early 2026



COMPLETE in PSL!

OCULUS SURGICAL * FREEDOM BOAT CLUB * FLORIDA COAST MEDICAL CENTER



2017-2024 Economic Impact

64 Projects analyzed using IMPLAN

21,721 jobs created (direct, indirect, induced)

\$1.2 Billion in income generated

\$4.36 Billion in economic output, that's

17.2% of County's total economic output



2024 Return on Investment from EDC Projects

Port St. Lucie Taxes	\$16,737,133
Port St. Lucie Investment	\$150,000
Return on Investment	\$111.58 : \$1
Tax Reduction – Abatements	(\$749,472)
Return on Investment After Abatements	\$106.58 : \$1

Economic Development Performance Evaluation

St. Lucie County
Florida

Prepared for the

Economic Development Council
of St. Lucie County

Prepared by

POLICOM Corporation



Performance - 2023 Primary Jobs and Wages

	Jobs	Wages
Minimum	192	55,134
Good	263	59,975
Strong	414	61,020
Actual	571	52,170

"The county exceeded the Strong job milestone but fell short of the wage milestone.

Manufacturing and Transportation had the greatest increase. Total Employment, Total Worker Earnings, and Wages exceed all growth scenarios." -- William Fruth

In 2005, the county ranked 181 of 384 Metro Areas in economic strength. By 2023, we ranked 94th!

Performance - 2023 Economic Impact

	Employment	Worker Earnings	Wages
Projections	78,886	3,371,847,728	42,744
Minimum	81,227	3,524,156,213	43,386
Good	82,119	3,598,511,333	43,820
Strong	83,518	3,692,405,591	44,211
Actual	88,759	4,562,935,456	51,408

2023	St. Lucie County, Florida	Jobs	Earnings	Wages	Job Gain/Loss
10	Total, all industries	88,759	4,562,935,456	51,408	3,401
10	Total, all industries Private	75,148	3,729,975,220	49,635	2,706
10	Total Primary	12,306	687,040,223	55,828	571
	Average Wage New Primary Job				52,170
	Portion of sector primary				
31	Manufacturing	4,607	279,600,646	60,690	160
42	Wholesale trade	2,381	163,580,655	68,708	23
44	Retail trade	158	8,270,510	52,345	4
48	Transportation and warehousing	2,129	85,308,585	40,071	200
51	Information	51	3,987,831	77,584	3
52	Finance and insurance	134	9,059,096	67,630	39
54	Professional and technical	120	16,315,119	135,959	-9
55	Management of companies	239	16,891,854	70,677	13
56	Administrative services	2,042	80,897,006	39,622	17
62	Healthcare	446	23,128,922	51,905	122



Business attraction advertising featuring Port St. Lucie biotech

Port St. Lucie opportunities are always front-and-center on our trade show displays, even in Vegas!



EDC industry presentations and programs consistently feature Port St. Lucie's speed-to-market and job creation orientation

Economic Development Council of St. Lucie County
Published by Maureen Saltzer · April 30 ·

It's [#WorkLocalStLucie](#) Wednesday!

The Port St. Lucie Police Department is seeking a FT Animal Control Officer.

This position works four 10-hour shifts which may include weekends and holidays, and is subject to call out. Compensation is \$47,756.80/year plus benefits.... [See more](#)



Port St. Lucie employers are regularly featured in our [#WorkLocalStLucie](#) posts

Economic Development Council of St. Lucie County
Published by Maureen Saltzer · June 18 ·

It's [#WorkLocalStLucie](#) Wednesday!

Tenet Health's Florida Coast Medical Center's new 54-bed acute care hospital located just off Becker Road in eastern Port St. Lucie is opening in September and hiring now!

Many FT, PT and per diem positions are available in nursing, nursing support and allied health. ... [See more](#)



Economic Development Council of St. Lucie County
Published by Maureen Saltzer · May 28 ·

It's [#WorkLocalStLucie](#) Wednesday!

LactaLogics in Port St. Lucie is on a mission to give every baby access to human milk with a streamlined, scalable system to connect moms with surplus milk to the vulnerable infants who need it the most.

The company is seeking a highly capable and adaptable Operations Coordinator to support multiple senior executives. The role blends high-level administrative support with operational execution and pays \$28.85-\$33.65/hour.... [See more](#)



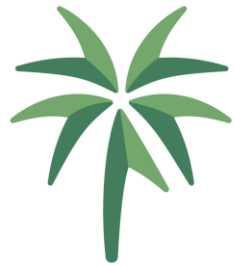
Economic Development Council of St. Lucie County
Published by Maureen Saltzer · April 23 ·

It's [#WorkLocalStLucie](#) Wednesday!

Urban Air Adventure Park in Port St. Lucie is looking for highly motivated manager!

The manager's role is to instill accountability, achieve results and drive success while maintaining the company's "Culture of Activating Awesome." ... [See more](#)





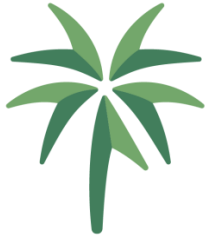
TREASURE COAST
**Center for Economic &
Educational Development**



In partnership with the Boys & Girls Clubs of St. Lucie County and St. Lucie Public Schools, the EDC's new 501(c)3 nonprofit put together a **7-week PAID internship program** for **51 students** at **25 local businesses**. The \$15/hour pay for the students was provided through a private grant.

Port St. Lucie participating employers: **Acton Academy, Batteries Plus, Better Odds Academy, the EDC, Chaser/EDGE, Lightbridge Academy, TMF Furniture, St. Lucie County Property Appraiser (PSL office), St. Lucie Battery & Tire, and Vitas Healthcare**. Students included 11 from **Centennial High**, 3 from **Port St. Lucie High**, 1 from **Treasure Coast High** and 3 Port St. Lucie residents attending other schools.

Other workforce readiness initiatives benefitting PSL employers and residents included student career fairs (at which PSL Utilities found at least one new hire), tours of **Centennial High School's CTE program**, and counselor tours of local businesses such as **Amazon** and **HCA**.



TREASURE COAST
**Center for Economic &
Educational Development**

Kerby Jeanlouis was hired last year by Port St. Lucie Utility Systems after connecting with the department at an EDC-coordinated and sponsored high school student career fair at the MidFlorida Event Center. This year, he brought other students in for a tour and to pitch them on employment with the City.





Looking Ahead

- ❑ Significant Interest in and project activity for Port St. Lucie continues
- ❑ Continued focus on getting employers into available industrial buildings at Legacy Park and Glades Logistics Park – more than 875,000 SF total – plus more coming online at Dragonfly and Tradition Commerce Parks
- ❑ Jobs Corridor 2.0 in western Port St. Lucie

- ❑ Changing Project Profile:
 - ❑ Logistics/Distribution Less Prevalent
 - ❑ Substantial Manufacturing Interest
 - ❑ Tech Companies Newest Sector
 - ❑ Footprints Desired Now Mostly for Mid-Size and Smaller Companies... which is of particular benefit to projects like Dragonfly Commerce Park and Tradition Commerce Park



Any Questions?

Thank you for your time today!

Please take a look through our 2025 Mid-Year Report for more exciting news and information – Delivered to you July 8.

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