

A resolution of the City Council of Port St. Lucie approving an impact and mobility fee mitigation agreement for Import Mex of Florida, LLC.

Presented by:

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City Council Regular Meeting June 9, 2025



# Project Location

11839 SW  
Tom Mackie  
Blvd



CITY OF PORT ST. LUCIE

# Project Overview

## Executive Summary

- Import Mex of Florida, LLC purchased a 23-acre parcel in the Tradition Center for Commerce. The company will construct a 160,000-sf distribution facility and corporate headquarters.

## Project Overview

- The capital investment will include \$30.9 million in new construction and \$1.8 million in machinery/equipment.
- The company will create 121 new high-wage jobs paying an average of \$55,515 plus benefits.

# Economic Impact

## New Construction (One time impact)

Impact	Employment	Labor Income	Output
Direct	249.37	\$11,847,028.74	\$30,900,000.00
Indirect	56.66	\$2,199,713.75	\$10,880,469.02
Induced	42.88	\$1,646,421.26	\$6,885,591.73
<b>Total</b>	<b>348.91</b>	<b>\$15,693,163.76</b>	<b>\$48,666,060.75</b>

## New Jobs (Reoccurring impact)

Impact	Employment	Labor Income	Output
Direct	121	\$6,615,357.74	\$53,858,326.67
Indirect	212.55	\$7,750,663.45	\$28,778,366.37
Induced	41.46	\$1,597,521.11	\$6,673,896.07
<b>Total</b>	<b>375</b>	<b>\$15,963,542.29</b>	<b>\$89,310,589.11</b>

# Impact and Mobility Fee Mitigation

- Import Mex of Florida, LLC is eligible to receive an impact and mobility fee mitigation up to \$3,500 per new full-time job created, based on the average wage of \$55,515, which is above St. Lucie County's average wage.
- The total amount of the impact and mobility fee mitigation is up to \$423,500. The total impact and mobility fee is \$79,153.
- The company will create 121 new high-wage jobs, with 91 jobs created in year 1, 9 jobs in year 2, 8 jobs in year 3, 8 jobs in year 4 and 5 jobs in year 5.
- The company commits to create and retain 121 jobs for a period of ten years from the date of issuance of the certificate of occupancy.
- If the company fails to meet the performance standards it will be required to pay the waived impact and mobility fees on a pro rate basis for each year or partial year it is out of compliance.
- The impact and mobility fee will be paid from the Tradition Economic Development Fund and sales proceeds from lands owned by the Governmental Finance Corporation.



## Recommendation

- The staff recommends the City Council approve the impact and mobility fee mitigation agreement for Import Mex of Florida, LLC's expansion to Port St. Lucie.