



Governmental Finance Corporation

Jennifer Davis, CRA Director
March 9, 2026

8.a Becker / Village Lifestyle Center

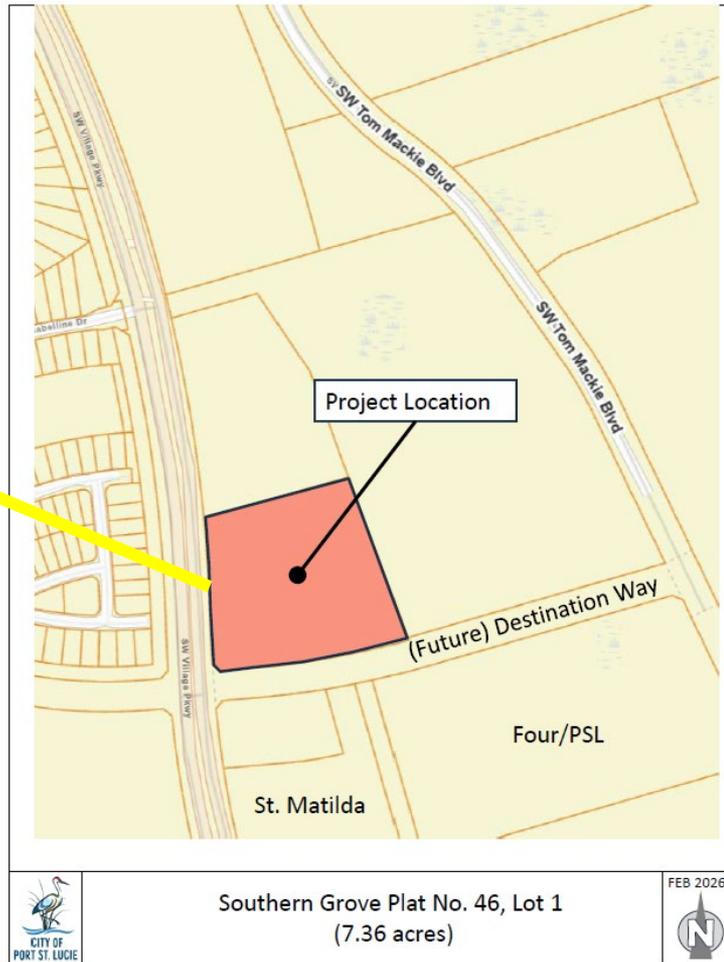
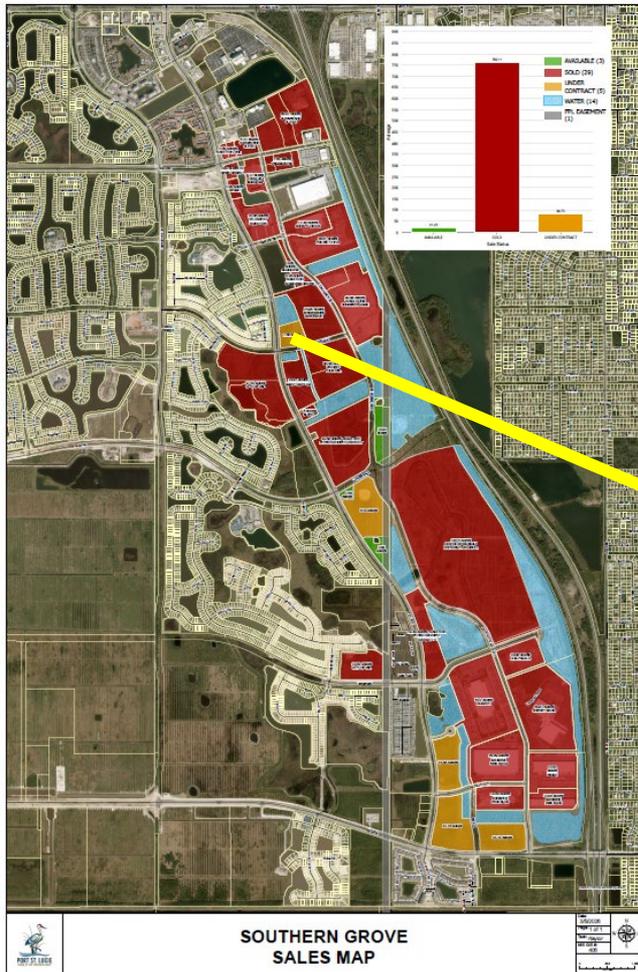
Staff is requesting GFC Board consider a revised Letter of Intent (LOI) from Sansone Group regarding the Becker / Village Lifestyle Center.

7.a Resolution 26-GFC-02

A Resolution of the Port St. Lucie Governmental Finance Corporation authorizing the President or her designee, or the CEO or his designee, to enter into and execute a Purchase and Sale Agreement between the Port St. Lucie Governmental Finance Corporation and Tambone Companies, LLC for the purchase of approximately 7.36 acres of land in Southern Grove.

7.b Resolution 26-GFC-01

A Resolution of the Port St. Lucie Governmental Finance Corporation authorizing the President or her designee, or the CEO or his designee, to enter into and execute a Purchase and Sale Agreement between the Port St. Lucie Governmental Finance Corporation and Costco Wholesale Corporation for the purchase of approximately 22.8 acres of land in Southern Grove.

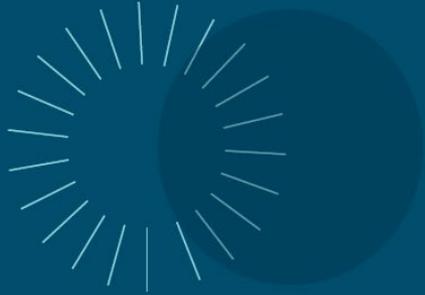


7.a Resolution 26-GFC-02

A Resolution of the Port St. Lucie Governmental Finance Corporation authorizing the President or her designee, or the CEO or his designee, to enter into and execute a Purchase and Sale Agreement between the Port St. Lucie Governmental Finance Corporation and Tambone Companies, LLC for the purchase of approximately 7.36 acres of land in Southern Grove.

- **Seller:** Port St. Lucie Governmental Finance Corporation
- **Buyer:** Tambone Companies, LLC
- **Property:** Approximately 7.36 acres at the northeast corner of SW Village Parkway and future Destination Way
- **Purchase Price:** \$2,565,000 or \$8.00 per square foot of land, subject to survey
- **Deposit:** \$25,000 (First); \$50,000 (Second)

- **Permitted Use:** Up to 52 bed Medical (specifically inpatient rehabilitation hospital) and Post-Acute Medical Facilities, together with up to 40,000 square feet of Office and Veterinary Hospital or Clinic Uses
- **Inspection Period:** 120 days from Effective Date
- **Development Approval Period:** 60 days from Inspection Period
- **Closing:** 30 days following the expiration of the Development Approval Period
- **Covenant to Open and Operate:** Consistent with other GFC transactions, in the event the Buyer sells any portion of the Land to an unaffiliated third party prior to constructing and operating a building, GFC would receive participation in the sales revenue.



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Port St Lucie, FL – Village Pkwy - Tradition

PAM Overview

March 2026

PAM Port St Lucie Conceptual Site Plan



25032
DAVIS STOKES COLLEADATIVE, P.C.
DSC ARCHITECTS PAM HEALTH REHAB HOSPITAL
07/26/2025 PORT ST. LUCIE, FL



SITE PLAN

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PSL-PAM Conceptual Rendering



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Staff Recommendation

Staff recommends the Governmental Finance Corporation (“GFC”) Board approve Resolution 26-GFC-02, thereby authorizing the Purchase and Sale Agreement between the GFC and Tambone Companies, LLC for 7.36 acres of land in Southern Grove.



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