

## **Project Objectives**

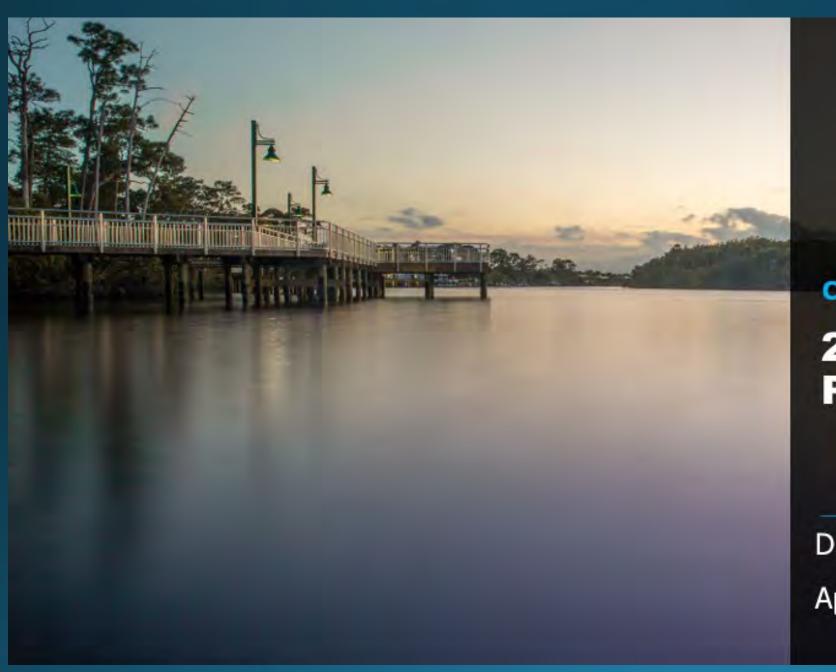
Review Demographic & Market Data Related to the City and City Center Property

Evaluate Current Uses of the City Center Property & Its Role in the City of Port St. Lucie

Gain Feedback from the Public about Development Opportunities ~
Types of Uses, Scale, Activities, Needs and Desires ...
Entertainment? Office? Residential? Hotel? Public Uses?

Test Various Scenarios to Evaluate Development, Phasing, Revenues, Strategies & Benefits/Challenges

How Can the City Center Property Best Serve Port St. Lucie?





City of Port St. Lucie

## 2022 Strategic Plan Update

Draft for Council Review April 18, 2022

### **OUR VISION**

Port St. Lucie has
Great Neighborhoods;
Excellent Educational Opportunities for lifelong learning;
a Diverse Local Economy and Employment options;
Convenient Transportation;
Unique Natural Resources including the St. Lucie River;
and Leisure Opportunities for an Active Lifestyle.

"Port St. Lucie is a Safe, Beautiful, and Prosperous City for All People – Your Hometown."



Draft for Council Review April 18, 2022

## Goal 4: Diverse Economy & Employment Opportunities



**75% of residents** at the 2022 Citizen Summit suggest **Events/Entertainment** be prioritized on the City Center property acquired by the City followed by **Dining & Retail**.

Why It Matters:



38%

of residents rated overall economic health positively, similar to the national benchmark. of residents rated employment opportunities positively, similar to the national benchmark and an increase of +10% over 2022.

In this goal, we aim to expand economic opportunities, develop partnerships and improve processes necessary to ensure a diverse, thriving economy and job growth.

## **Revitalize City Center**

PRIORITY PROJECTS



Develop Master Plan for City Center

 FY 21/22 – 22/23: Launched following acquisition of City Center

"Looking forward to development of Civic Center. Would like to see US1 improve once development plans take flight."

-2022 Citizen Summit Participant



Engage Private Redevelopment Partner with City/CRA

Process to Select
Private Sector
Partner(s) to
Implement City Center
Master Plan

### **Advance Mobility**

PRIORITY PROJECTS



esign the Village Green Drive orridor Revitalization Project

July 2021: Final Conceptual Mas Plan adopted

FY 22/23: Design of Hog Per Trail

Seeking grant funds for design/construction

### **Advance Culture** & The Arts

PRIORITY PROJECTS



### Expand Cultural Offerings/Special Events

- Expanded offerings and events planned by MIDFLORIDA Event Center and Parks & Recreation
- Development of a signature multi-cultural/international festival celebrating PSL's diversity

## Project Team

City of Port St. Lucie

CRA & all City Departments

- Treasure Coast Regional Planning Council Master Plan
- PFM Financial / Market Analysis
- HVS Event Center & Hotel Analysis









## Who is the Regional Planning Council?



## Fun Facts

- Public Agencies
- One of 10 RPCs
   Statewide
- Specialists in Visioning,
   Economic Development,
   Redevelopment Planning
   & Complete Streets
- Provide Technical Assistance to Local Governments & Agencies

## A Look Backwards ....





## LIFE IN PORT ST. LUCIE, FLORIDA



BOATING — Miles of friendly waters to explose — wonderful boating on the St. Lucie River, Intracoccal Waterway, Atlantic Ocean, and on the Crisa State Canal to Fforida's West Coast.



FINE LIVING — Port St. Lucie is a community lived in and loved, with beautiful homes, wide, gaved streets, parks, electricity and telephone. Shopping, movies, schools, churches are all nearby.

### Start Now to Own Your Own Choice Land on Florida's Famous East Coast

Lines at the people on three pages, collecting the happy, released, function Richards of all upon find in Part St. Lerie. And decide to start, right rows, to principle the way for your own weatherful fedure in this subsection has also

Post St. Laton is a flor, exactally planned, progressive community in this a setting of great solvent beauty. The land is high and dry—austice with stately plans. The larget St. Large River which, would through the property. In one of the creek picture-equive is all Florids. And is you drive themas the country-side, you will marked at the broatty of the great and gold carrie graves and savor the assect scent of Regions crange blooders.

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And the location is that, on the fast growing East Coast, figures for its millionaire mustion and luxury result holds.

### BIG 80' x 125' HOMESITES \*10 DOWN-\*10 A MONTH PRINCE \*995

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Why not start, right now, to own your own "place in the sun" in

All you do in fill out the compan below and mult with a \$10 deposit. As soon as your deposit as received, you will be sun a contract, and is map showing the exert location of your property. They pay only 110 grounds which perhaps 5'm among until your contract is completel.

But don't put it off. Art tow! Prices subject to change without notice.

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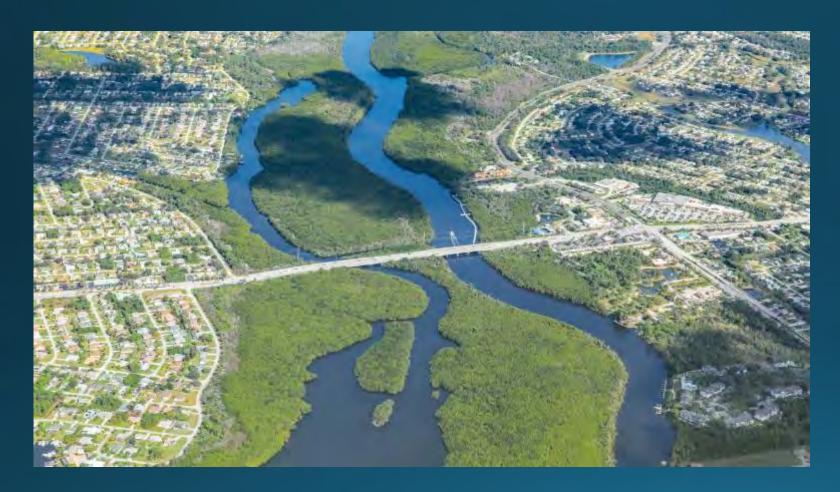
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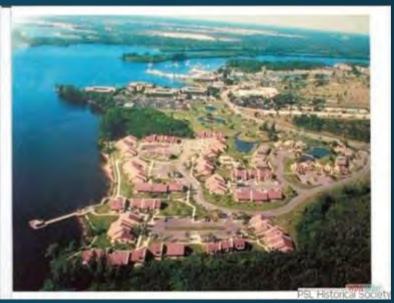
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## A Look Backwards ...





Sandpiper Bay Villas



Spruce Bluff

## A Look Backwards ...





## he Planning History of the City of

# t St. Lucie,



Pre-1960s

1960s **Subdivision Decade** 

1970s Zoning Decade

1980s Comprehensive Planning Decade

1990s Water, Sewer, Fire, Design Decade

2000s Boom to Bust and Weather Events Decade 2010s

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## Why Everyone Else Loves Lucie Too ...



### Port St. Lucie ranked among the top 15 boomtowns in America

In a new study, SmartAsset uncovered the fastest-growing cities in the U.S. We analyzed data for 494 of the largest cities across topics measuring growth of the population, income, GDP, businesses, housing and changes in unemployment. 11/30/2022 12:22 PM



### PSL ranks No. 22 best place to retire in the U.S. in 2022-2023

Daytona Beach (No. 7), Sarasota (No. 11), Melbourne (No. 12), Lakeland (No. 13), Ocala (No. 16) and Port St. Lucie (No. 22) all ranked in the top 25.



### PSL ranks No. 6 city in Florida with the most new businesses

Florida and other Southern states rank high for new businesses, a study said. 22 FL cities are on a list of most new businesses per capita.

10/17/2022 3:38 PM

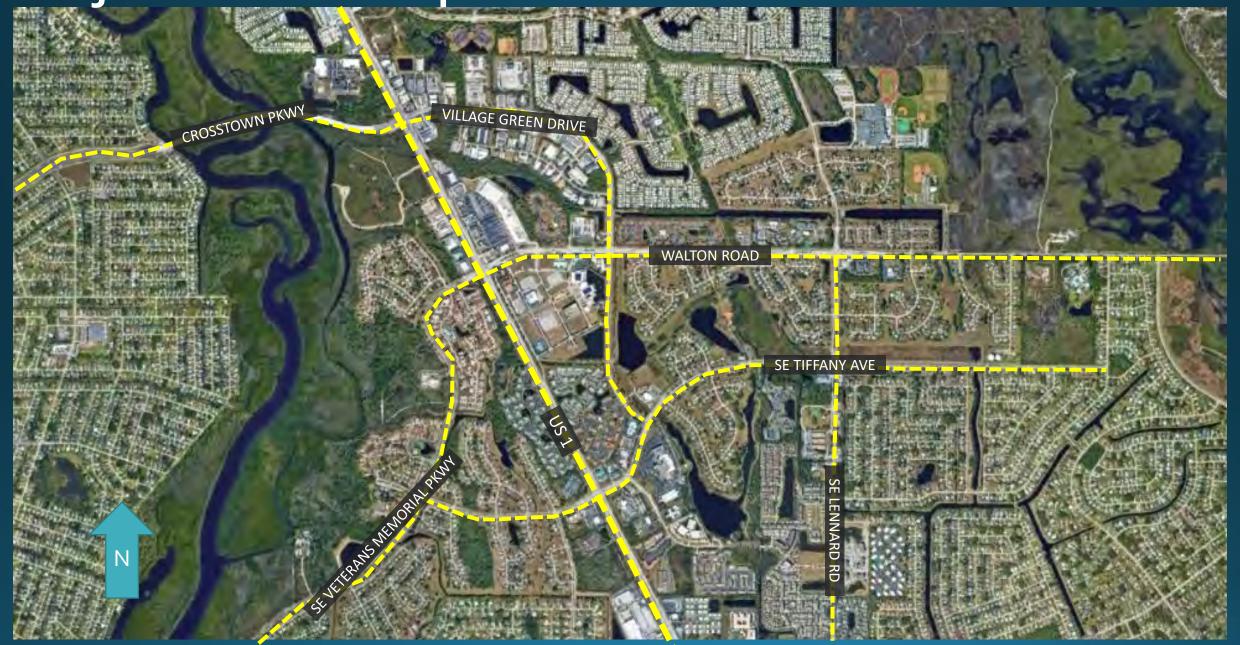


### PSL ranks among safest cities in the U.S.

To determine where Americans can feel most protected against life's hazards, including nonphysical forms of danger, WalletHub compared more than 180 U.S. cities across 42 key metrics.

10/10/2022 7:04 AM

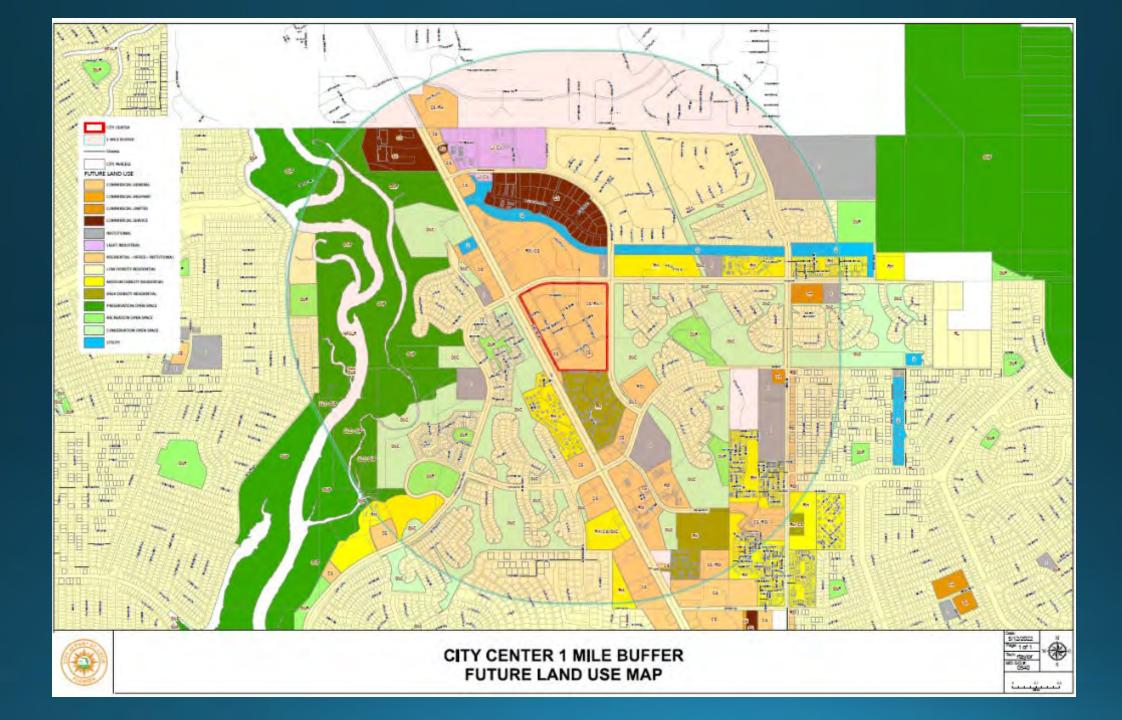
**Project Location Map** 



## **Project Location Map**

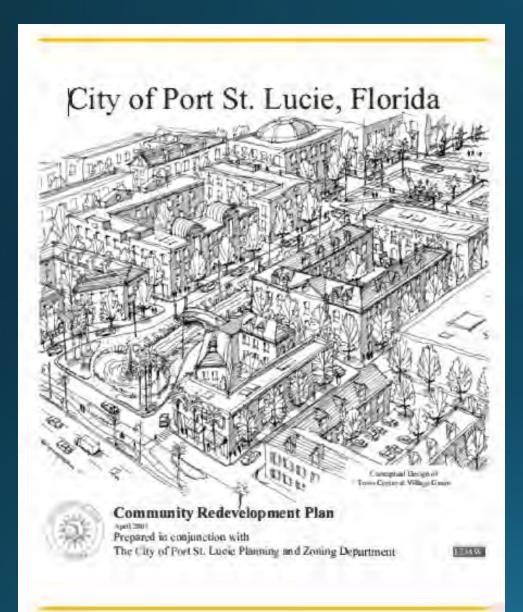






## A bit of history ...





This is an important time for the City of Port St. Lucie. The City is facing tremendous growth pressure; the current population of 90,000 is projected to exceed 150,000 in the next 20 years and ultimately exceed 200,000. When the City was incorporated in 1961, the original city designers gave little consideration to the diversity of land uses needed to service a city of this size. As a result, most residents of the city work, shop and find entertainment outside of the City and the City has no established central core. This increases traffic, negatively impacts the City's tax base as well as the ability of the City to meet service demands from growth.

The City of Port St. Lucie's

Community Redevelopment Area

will be a central gathering place

that creates an identity for the city

as well as provides

entertainment and economic opportunities.

The area will include a variety of development districts

and connective open space to better serve

Port St. Lucie's current and future population.

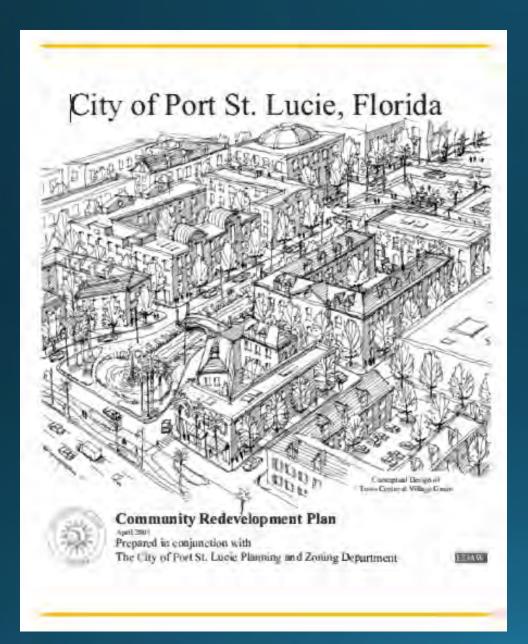
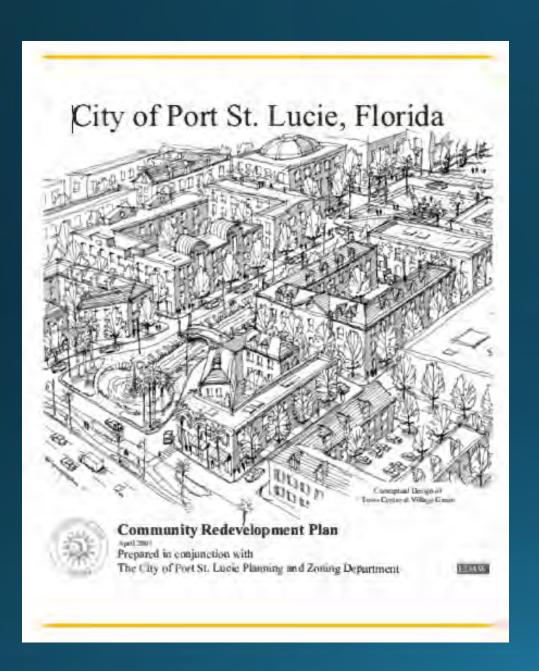
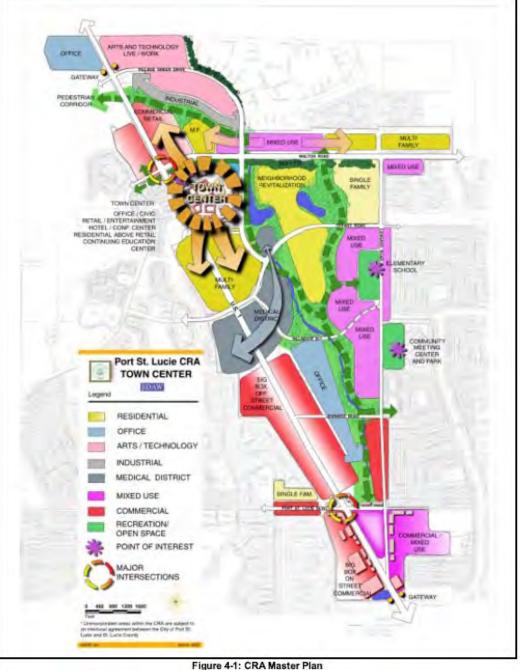
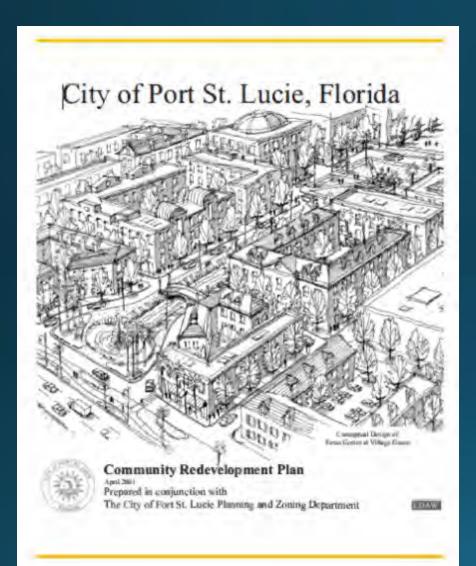




Figure 2-1: CRA Location Map and Boundary

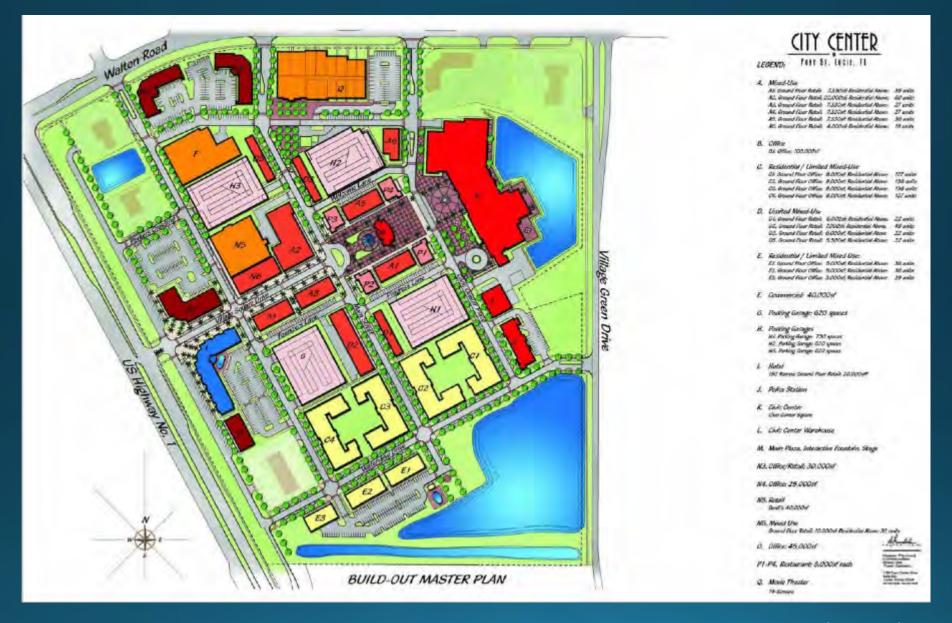




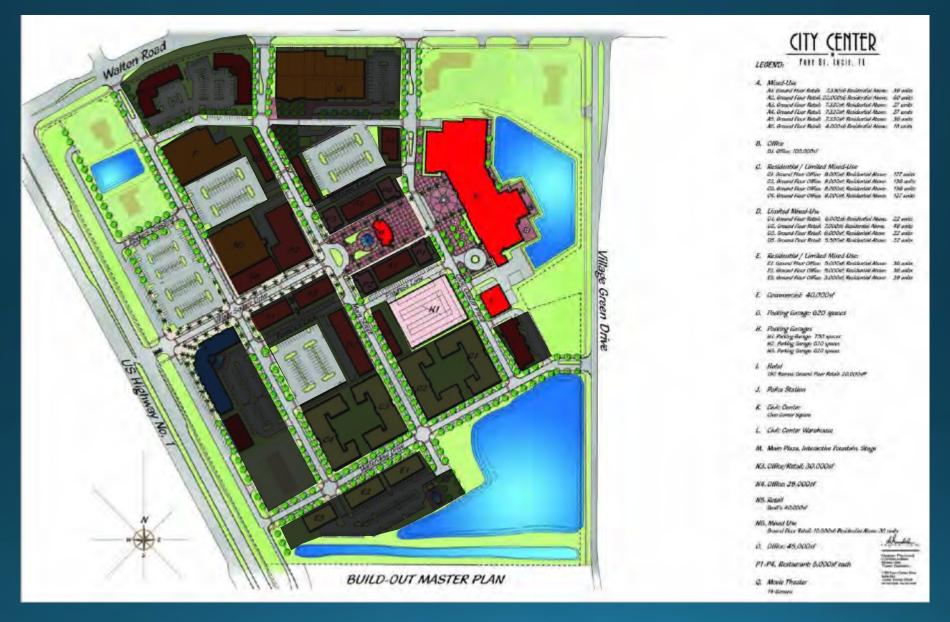




Town Center Concept Sketch (from 2001 CRA Plan)



DeGuardiola Properties -- Original City Center Concept Plan (2005)



City Center – Phase 1 Improvements (completed 2008)













Port St. Lucie sues developer, lender of unfinished City Center property

Oct. 15, 2012



**GROWTH & DEVELOPMENT** 



### Port St. Lucie considering buying longundeveloped City Center land Feb. 02, 2016

Feds near to closing fraud case against Port St. Lucie City Center developer Lily Zhong

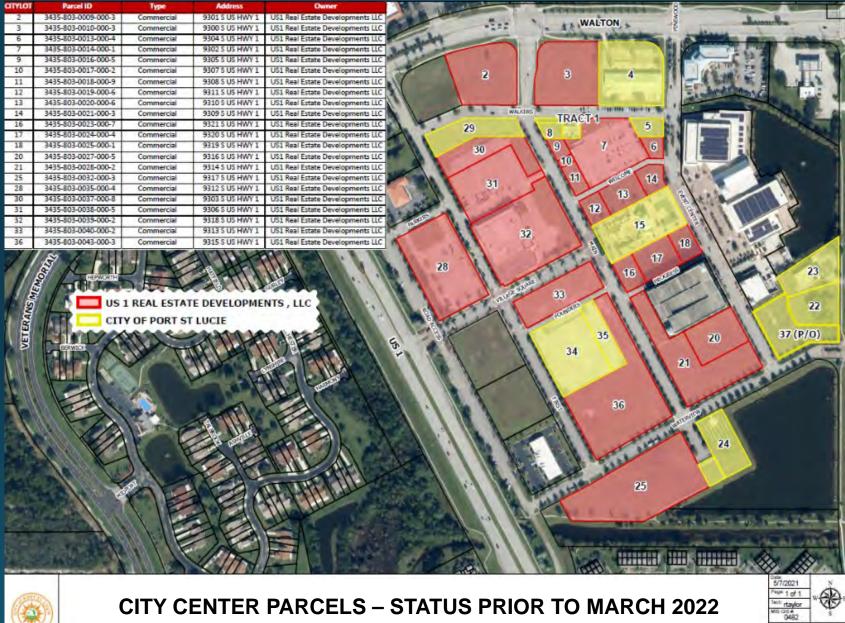
City Center land in Port St. Lucie will be sold to Hollywood developer for \$750,000 Sept. 21, 2018

> Port St. Lucie's City Center: One suitor exits, but another shows interest

## Port St. Lucie finally buys 21 acres at City Center; developing a master plan is next

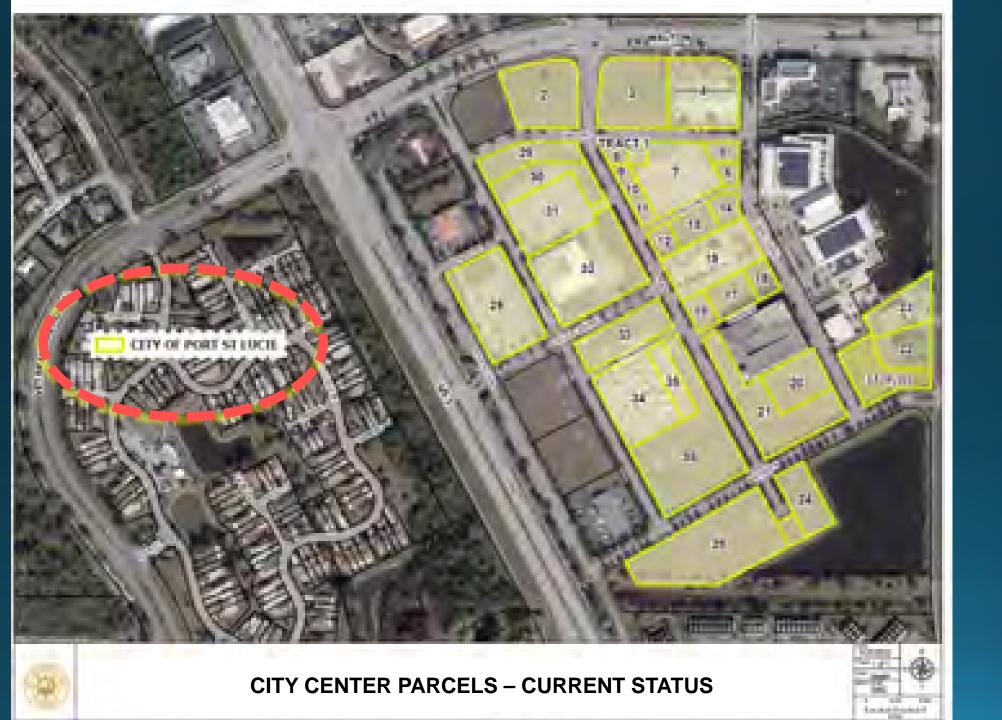
March 11, 2022

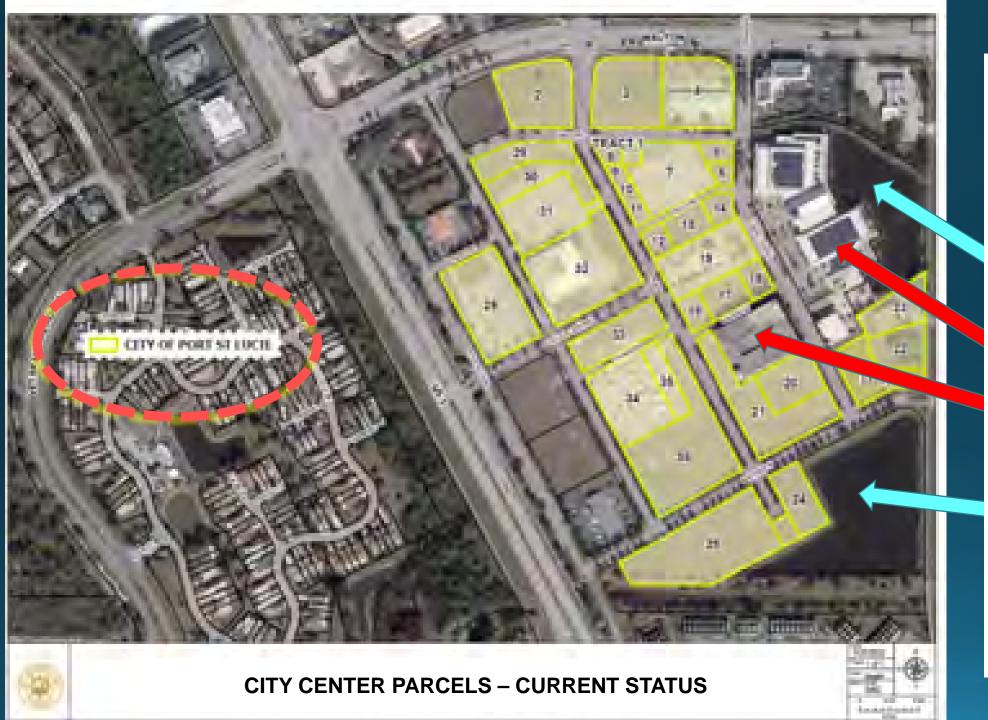




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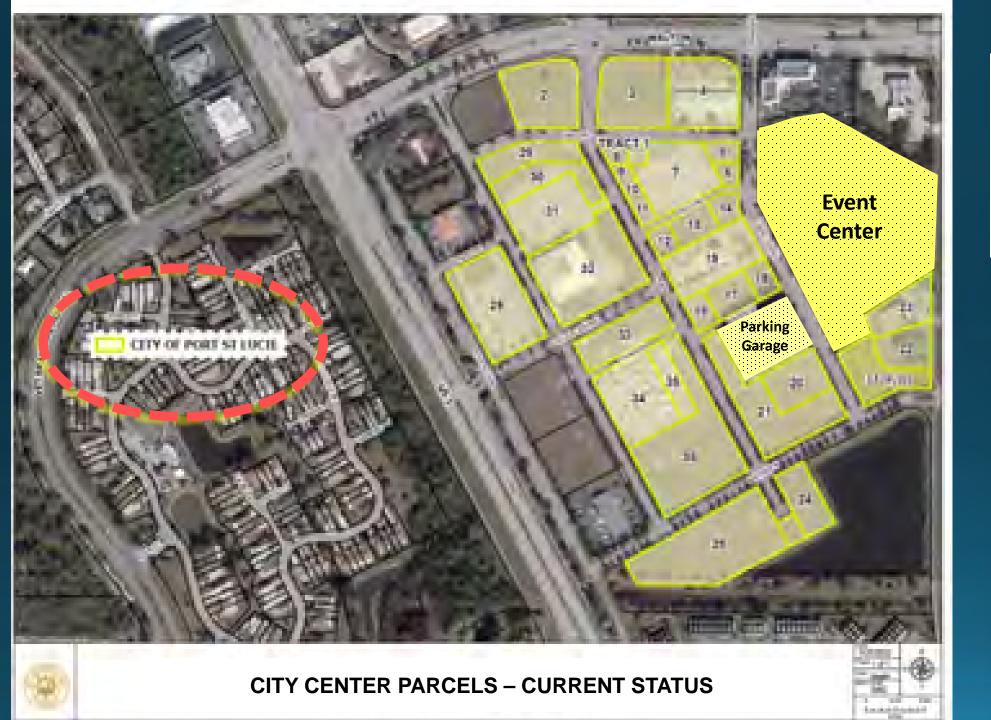




EDITS POST
WORKSHOP Shouldn't these
parcels also be
highlighted as part of
the City's ownership?

Can we ask GIS to update the map with the total holdings and confirm the total City acreage?

Also, does the City also own the two stormwater ponds? How do they calculate into the acreage?



EDITS POST
WORKSHOP YELLOW HIGHLIGHT
ADDED FOR EVENT
CENTER AND
PARKING GARAGE





## What is a City Center?

## city centre noun

#### British

: the main or central part of a city : the part of a city where there are tall buildings, stores, offices, etc.

https://www.merriam-webster.com/dictionary/city%2ocentre

### City centre



A **city centre** is the commercial, cultural and often the historical, political, and geographic heart of a <u>city</u>. The term "city centre" is primarily used in <u>British English</u>, and closely equivalent terms exist in other languages, such as "*centre-ville*" in French. In the <u>United States</u>, the term "<u>downtown</u>" is generally used ...

The city centre is the (often historical) area of a city where commerce, entertainment, shopping, and political power are concentrated.

https://en.wikipedia.org/wiki/City\_centre



Rosemary Square (formerly City Place) – West Palm Beach. FL



Abacoa Town Center – Jupiter, FL



CityCentre – Houston, TX



City Center – Port St. Lucie, FL

# 10 Components of Successful City Centers

Mix of Uses \* Walkable \* Connected

Public Art \* Vibrant Placemaking \* Sustainability

Controlled Parking \* Gathering Places

Distinctive Architecture \* Market Responsive

# Public Uses ~ Event Center



MIDFLORIDA Credit Union Event Center

# A Sampling of Events ...



FREE Admission

East Coast

Port St. Lucie

Home Show

Saturday, 10 a.m. - 5 p.m.

Sonday, 10 a.m. - 4 p.m.













FRIDAY, NOV. 18



BABE Clorona

WETLUCIE

MIDFLORIDAEVENTCENTER.COM

9221 SE Event Center PL, Port St. Lucie, FL 34952







**Events and Shows** 







**Art Exhibitions** 







Florida Sports Hall of Fame



Banquets & Meetings





Receptions



Family & Personal Events

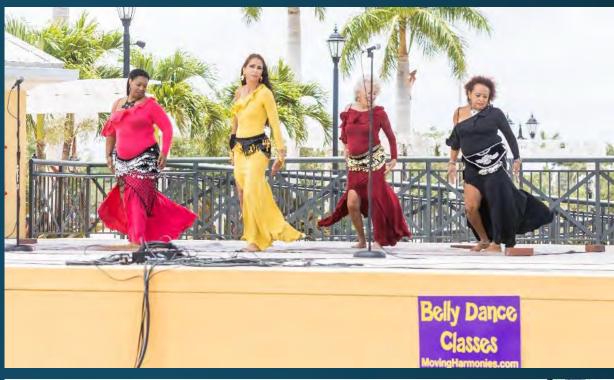
























Summer Camps







Festivals of all Sizes





Concerts & Shows















# MidFlorida Event Center – Current Programming

- 4 Concerts
- Oktoberfest
- Bacon Festival
- Fall Festival
- San Juan Festival
- Caribbean Music Festival
- Festival of Lights & Parade
- PSL in Lights
- Treasure Coast Puerto Rican Day Festival
   & Parade
- Hot Wheelz Car Show
- Seafood Festival
- PSL Arts & Craft Show
- PSL Wine, Beer, and Spirts Festival
- Garlic Festival

- St. Patrick's Day Festival
- Strawberry Festival
- Community Clean-Up
- Pride Festival
- Spring Festival
- Haitian Flag Day Festival
- 4<sup>th</sup> July Freedom Festival
- Christmas in July
- Babe Ruth Tournament Opening Ceremonies (twice annually)
- International Food Festival
- Harvest Festival
- Walk for Life

# Public Uses ~ Recreation























# MIDFLORIDA Credit Union Event Center Market and Feasibility Study

Port St. Lucie, Florida

*November 9, 2022* 

# **Facility Layout Comparison**



#### **Existing**



Emerald Ballroom	13,501
Ruby Hall	5,790
TOTAL FUNCTION SPACE	19,291

#### **Proposed**



Exhibit Hall	45,000
Grand Ballroom	20,000
Meeting Rooms	10,000
TOTAL FUNCTION SPACE	75,000

## **Comparison of Demand Projections**



#### **MFEC Historic Demand**

Events	Historic Average (Without 2020)	Stabilized Demand (2029)	Difference
Conference	5	10	5
Consumer Show	15	20	6
Banquet	37	65	29
Meeting	45	100	56
Sports	6	12	6
Assembly	25	30	5
Concert	8	15	8
Festival	11	20	9
Total	150	272	122
Attendees			
Conference	2,860	7,000	4,140
Consumer Show	13,403	24,000	10,597
Banquet	9,206	16,300	7,094
Meeting	2,945	7,500	4,555
Sports	5,040	6,000	961
Assembly	6,588	8,300	1,712
Concert	2,125	10,500	8,376
Festival	28,423	50,000	21,577
Total	70,589	129,600	59,011

#### **National Comparable Convention Centers**

	Comparable Facility 1	Comparable Facility 2	Comparable Facility 3	Comparable Set Average	Expanded MFEC
Total Events	220	365	228	271	272
Total Attendees	147,286	238,657	178,571	188,171	129,600

Include 200-350 room hotels attached or adjacent to centers

Assumes no hotel in estimate

HOTEL FEASIBILITY STUDY ANTICIPATED
TO BEGIN JANUARY 2023



# Port St. Lucie City Center Master Plan Preliminary Market Study Summary

**Presented By: PFM** 

November 7, 2022

200 S. Orange Avenue Ste 760 Orlando, FL 32801 3501 Quadrangle Blvd Ste 270 Orlando, FL 32817 www.pfm.com



# City Center Master Plan – Preliminary Market Study

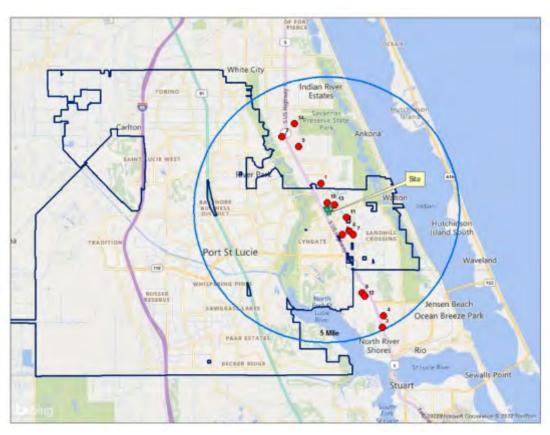
- Four development components analyzed:
  - Residential (Multi-Family, For-Sale and For-Rent)
  - Retail
  - Office
  - Hotel
- Demand estimated through 2040
- Findings are preliminary with additional analysis underway

© PFM



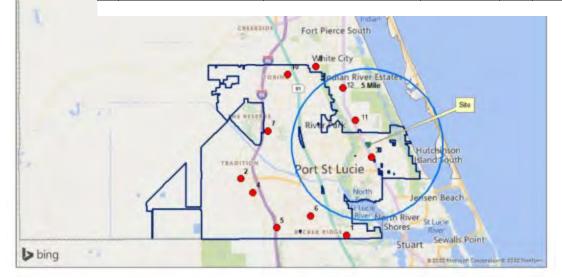
# **City Center Master Plan – Apartment Summary**

### **5-Mile Radius Apartment Comparables**



## **Apartment Pipeline Projects**

	ID	Property Name	Property Address	<u>City</u>	State	Zip	Units	Buildi
	1	Mason Veranda	90 SE Collins Ln	Port Saint Lucie	FL	34984	100	Under C
	2	Boardwalk at Tradition	11918 Community Blvd	Port Saint Lucie	FL	34987	214	Under C
	3	Mason Port St. Lucie Apts	9905 S US Highway 1	Port Saint Lucie	FL	34952	252	Under C
	4	Village at Tradition	11750 SW Village Pky	Port Saint Lucie	FL	34987	372	Under C
	5	Unnamed	1697 SW Gadsan Ave	Port Saint Lucie	FL	34953	286	Under C
_	6	The Cottages at Tradition	8950 SW Paar Dr	Port Saint Lucie	FL	34953	286	Under C
	7	Town Place at St. Lucie West Apts	SW Fountainview Blvd	Saint Lucie West	FL	34986	200	Propose
V	8	Ravinia of Port St. Lucie	W Midway Rd	Fort Pierce	FL	34981	148	Propose
٦	9	Misty Creek Preserve	3614 Okeechobee Rd	Fort Pierce	FL	34947	144	Propose
	10	Haddon Point Apartments	5400 NW Rabbit Run	Port Saint Lucie	FL	34986	116	Propose
	11	Ibis Apartments	NE of US 1 & Mediterranean Blvd S.	Port Saint Lucie	FL		200	Propose
	12	Eden Oaks	SW of US 1 & Saeger Ave.	Port Saint Lucie	FL		75	Propose
	13	Indrio Pines Apartments	NW of Indrio Rd & Slash Pine Trail	Fort Pierce	FL		94	Propose
	14	Sugar Sands Apartments	SE of Miramar Ave & Royal Palm Ave	Fort Pierce	FL		84	Propose
		·				TOTAL	2,571	





# City Center Master Plan – Apartment Summary

## Apartments

- Through 2040, CCMP could support a total of 1,919 units
- Through 2031, CCMP could support a total of 910 units
- Through 2026, CCMP could support a total of 392 units
- Based on data to date, Phase 1 apartments could average \$1,500 to \$2,500 for 1-bedroom to 3-bedroom apartments
- Average rate per square foot of \$2.18
- Potential unit mix through 2031:
  - 40% 1-bedroom
  - 45% 2-bedroom
  - 15% 3-bedroom

© PFM



# City Center Master Plan – Retail Summary

- The market strength of City Center is as a public open-space oriented, mixed-use development with significant public uses.
- Natural attractor for restaurant uses
- Civic Center and outdoor event and stage areas will attract significant local interest, participation, and attendance.
- Public use plus on-site residential growth could support 85,000 to
   175,000 SF of restaurant and retail space over a twenty-year horizon.

		5-Yr	10-Yr	15-Yr	20-Yr
Food and Beverage within 10 minutes growth 2021-		SQFT	SQFT	SQFT	SQFT
2026	Sales	Need	Need	Need	Need
All FOOD	\$29,340,371	73,351	146,702	220,053	293,404
All Personal Care	\$4,372,528	10,931	21,863	32,794	43,725
TOTAL (10-Minute Market)		84,282	168,564	252,847	337,129
25% Mkt Capture of 10-Min Mkt (All Food)		18,338	36,675	55,013	73,351
25% Mkt Capture of 10-Min Mkt (All Personal Care)		2,733	5,466	8,198	10,931
Total Food, Beverage, Personal Svc		21,071	42,141	63,212	84,282
		5-Yr	10-Yr	15-Yr	20-Yr
Food and Beverage within 20 minutes growth 2021-		SQFT	SQFT	SQFT	SQFT
2026	Sales	Need	Need	Need	Need
All FOOD	\$151,460,314	378,651	757,302	1,135,952	1,514,603
All PERSONAL SERVICE	\$21,948,220	54,871	109,741	164,612	219,482
TOTAL (20-Minute Market)		433,521	867,043	1,300,564	1,734,085
10% Mkt Capture of 20-Min Mkt (All Food)		37,865	75,730	113,595	151,460
10% Mkt Capture of 20-Min Mkt (All Personal Care)		5,487	10,974	16,461	21,948
Total Food, Beverage, Personal Svc		43,352	86,704	130,056	173,409

© PFM



# **City Center Master Plan – Office Summary**

 CCMP could support an estimated 105,610 square feet of office space through 2040.

Project Market Capture						
Year	2023	2024	2025	2026	2027	2028
Office Space Construction (SqFt)	3,105	3,879	13,380	6,516	11,095	0
Year	2029	2030	2031	2032	2033	2034
Office Space Construction (SqFt)	11,591	605	4,415	6,240	2,743	3,372
Year	2035	2036	2037	2038	2039	2040
Office Space Construction (SqFt)	2,036	5,306	7,476	6,516	11,095	6,240
Avg, Annual Market Capture (5-Mile)	50%					
Avg. Annual Market Capture (SQFT)	5,867					
Project Capture Total (FORECAST)	105,610					

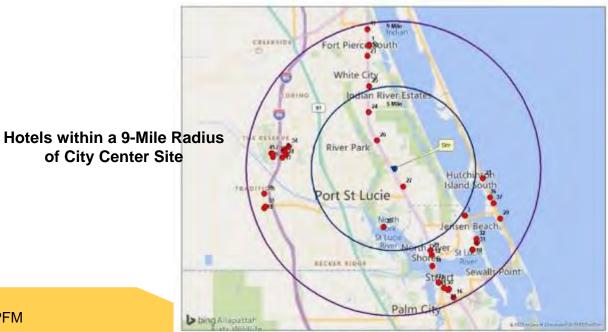
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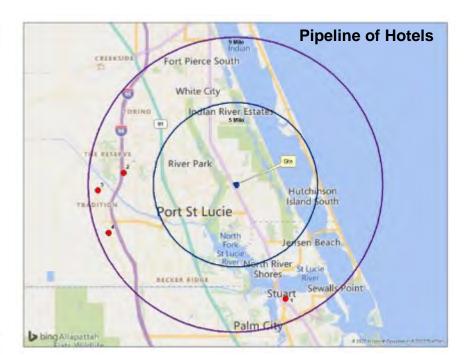
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# **City Center Master Plan – Hotel Summary**

- Current hotel locations mostly on coast/barrier islands or along I-95 (Tradition interchange)
- Current market demand does not support hotel development
- CCMP hotel development will rely on Events Center activity
- Recommend maintaining development flexibility for a 100-room upper midscale hotel,
   which will need an estimated 2.5 acres, or larger based on pending hotel study.





# Gathering spaces ...



Celebration Pointe – Gainesville, FL

### Mix of uses ... Retail, Workplace, Residential, Hotel



### Lifestyle entertainment ...



### Public Art ...



Phoenix Convention Center, AZ





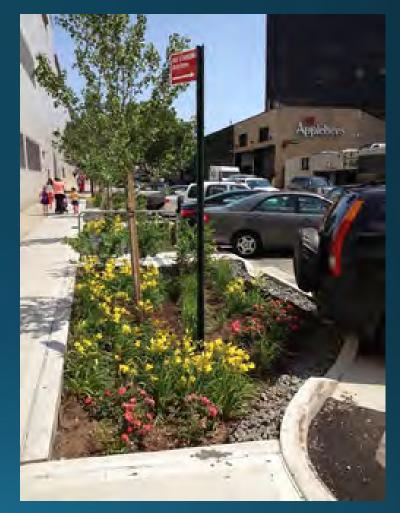
Hampton Roads Convention Center, VA



Colorado Convention Center, CO

# Sustainability ...





Oregon Convention Center, OR

# Varying Building Heights ...



# Vibrant Placemaking ...



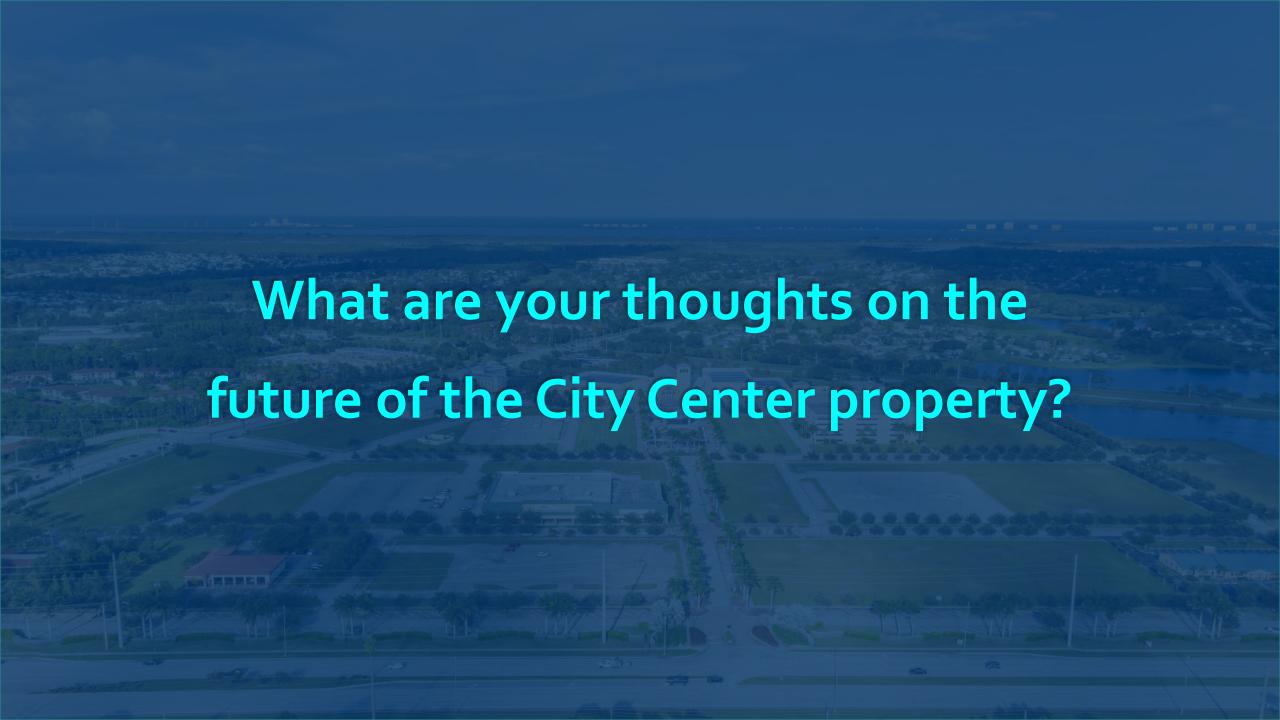


### Connectivity and Access ...



# Controlled parking ...





# Among the possible uses for City Center, which do you think are the priorities?

Convention Center	Concert & Performance Venue	Hotel
Government & Public Services	Recreation	Retail, Shopping & Dining
General & Medical Office	Entertainment	Residential





# What would bring you to the City Center property more often?

Shopping & Dining	Concerts & Shows	Community Events & Festivals
A New Place to Live	Spectator Sports	Medical Services
Recreational Acti	vities Gove	rnmental Services

- Need a hotel to have a convention center
- CityPlace Hotel(s) came after the project was built
- How many conferences could you support without a local airport? (this
  is more of a driving market)
- How to we get shops and stores we want?
- Are we looking to bring in higher level of income brackets? Concerns about cost-prohibitive development beyond current means
- What happens to current uses and events if the convention/exhibit spaces take them over?
- Additional housing and residents will impact the medical facilities we have lots of residential under construction already – we need fun things

- What about a YMCA? (swimming pool etc.)
- Build a new recreation and aquatic center on the campus and expand event center where rec is now
- Thought this meeting was specific to existing recreation and specific uses for the community
- Lots of young people moving here but then moving out because there is nothing to do – entertainment and retail and shopping HAS to be the priority here in town
- Art in Public Places great but there is no place in town for cultural activities and presentations – need more opportunities for cultural arts – Not certain of precise location that is best
- Floored to find out there was no place to create art opening pottery studio – shouldn't have to travel to other places

- I do not know where "Downtown Port St Lucie" is we need to create it
- Priorities: Entertainment retail /dining hotel recreation
- Love PSL (millennial) we need a destination for all walks of life –
   this location is ideal to make this happen
- Would like to see multi-purpose ice skating rink child care
- CityPlace turned WPB around build the entertainment center
- Curious about ownership structure and affordability of businesses to move into a new center
- It is hard to play tourist here keep past events new waterfront restaurant – food trucks – art – family care yoga - dancing

- Would like to see new types of recreation i.e. small version of Sea World – waterpark – more pickleball (outdoor) – convention center as a revenue source?
- Casino?
- Not all convention centers need to be near airports there may need to be some additional revenue sources to help support the entertainment center
- Love PSL lets take full advantage of this area and really compete with the other major cities – must be first class facilities
- Encourage ability to perform, create and display art as a "utility" like parks and rec facilities
- Need to have a full service center with housing to help support the shops and restaurants – micro and co-housing units

- Keep fireworks!, holiday festivals!, outdoor concerts, international festivals (no fee), paid events (not so much)
- Appropriate scale 4—6! 6-8? 10????
- Shopping, dining, concerts, must do it the right way
- No medical services
- Explore all types of recreational uses (including art school)
- No government!

- PARKS AND RECREATION
  - Fireworks
  - Large community events
  - Recreation center programming and functions new building

- ARTS & CULTURE
  - Activity center kilns, maker space, studio space?
  - Public/private/foundation partnership
  - Expand in Strategic Plan?

# Staff Workshop Notes

- Hotel demand is a function of rate and occupancy.
- HVS to look at trends, market, opportunity
- Elijah include visit Florida data
- Tom HVS convention center without hotel attracts events that don't need lodging, but with hotel, center attracts different things.
- Fireworks all parking lots around this property fill up
- School board site Walton road site is 30 acres, near hospital
- Formerly veterans memorial parkway was fireworks and parade
- Parades will need to be relocated tradition regional park and torino regional park which is not yet designed
- Fireworks plan, parade plan, festivals & community events

# Staff Workshop Notes

- If waterways can be activated events, dining then the east gets something the west does get. Ferry service from node to node.
- Eastern market more trends, redevelopment, cool urban chic versus new shiny stuff to the west
- UC Berkley only PSL and Colorado springs are naturally integrated. Consider international village and diverse ethnicity – e.g., internationally diverse restaurants
- Festivals often also have a carnival also which is trickier
- Arts and culture arts space industrial area repurposed, residential like sailboat bend in fort Lauderdale – apartment work/loft arrangements – residential with lofts, studio and gallery.

# Staff Workshop Notes

- Sarah status of Bealls? Move rec to that building? No, building will be razed.
- Kate public art master plan, worked with NEA, advance arts/culture in strategic plan. Need the infrastructure to support arts and culture.
- David one possible swap is inheriting Northport K-8 which is adjacent to sportsman's park.

# Next Steps

DUE DILIGENCE	COMPLETE
STAKEHOLDER INTERVIEWS	COMPLETE
WORKSHOP 1	TONIGHT
COMPLETE HOTEL & MARKET STUDIES	
DEVELOP DESIGN CONCEPTS	JAN – APRIL 2023
EVALUATE FINANCIAL FEASIBILITY	
WORKSHOP 2	MAY 2023
FINDINGS & RECOMMENDATIONS	JULY 2023

### For More Information

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www.cityofpsl.com

Key word: City Center

# Port St. Lucie City Center Master Plan Public Workshop

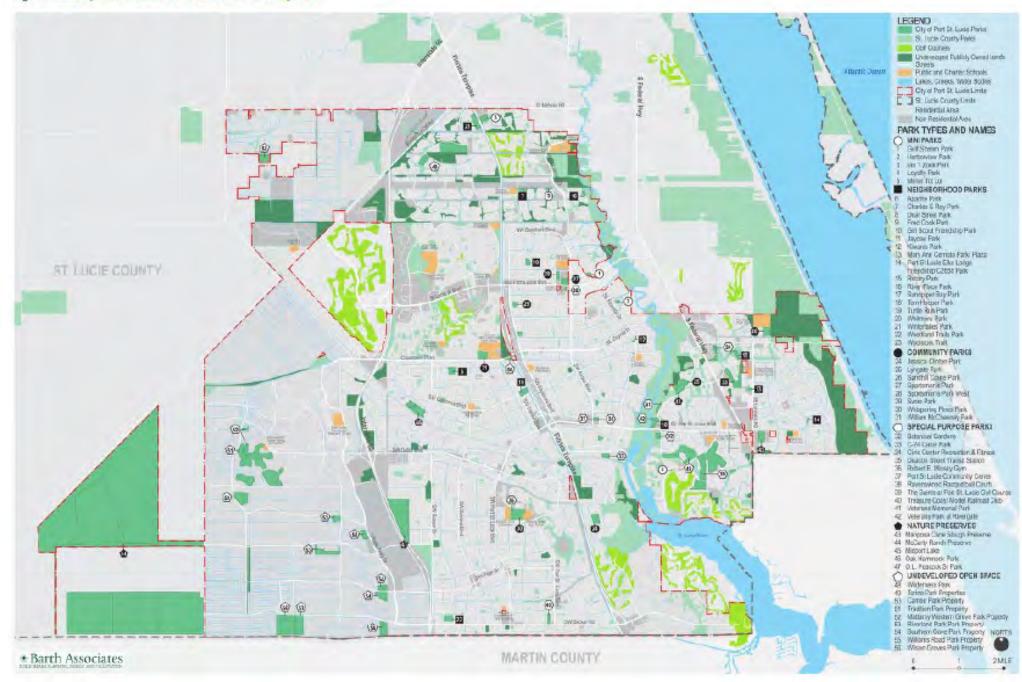


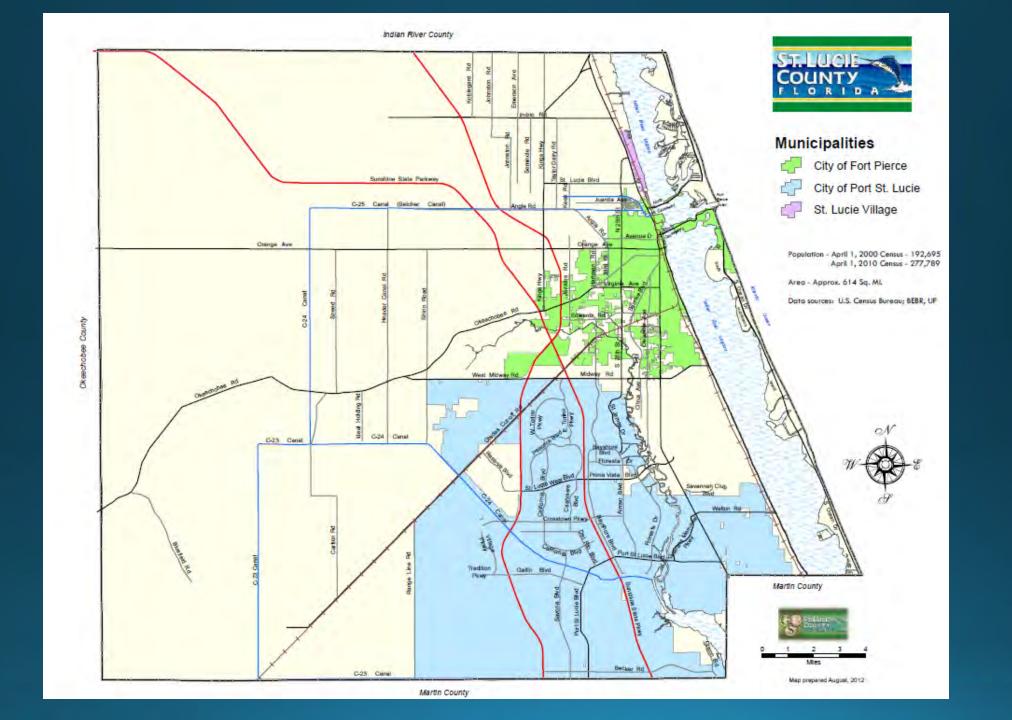






Figure 2.10 - City of Port St. Lucie Parks and Recreation System





### **City Center Property Timeline**







### 2001

CRA adopts Community
Redevelopment Plan for
US1 with focus on
former Village Green
Shopping Center as
central gathering place

#### 2005

DeGuardiola Properties purchases former center and proposes mixed-use City Center Plan in partnership with the City and CRA.

### 2008

City and CRA complete construction of Civic Center, Village Square public plaza and interactive fountain, parking garage and 4 parking lots.

### **City Center Property Timeline**







#### 2010-2012

DeGuardiola Properties fails to fulfill obligations. Tax certificates issued on parcels. Foreclosure proceedings begin. City and CRA initiate legal action.

#### 2013-2015

Property sold to US
Investment, LLC
(Zhong), subject to back
taxes and assessments.
City/CRA receive \$56M
judgement. Zhong

### 2016-2022

EDITS NEEDED: Lawsuits settled.
Property goes into receivership
and ultimately City secures
remaining 22 acres