

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Monday, September 22, 2025**

**5:00 PM**

**Council Chambers, City Hall**

### **Community Redevelopment Agency**

*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](http://www.cityofpsl.com/tv) for new public comment options.*

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 August 11, 2025 Community Redevelopment Agency Meeting Minutes [2025-829](#)
6. **Public to be Heard**
7. **Resolutions**
  - 7.a Resolution 25-CRA-03, a Resolution of the City of Port St. Lucie Community Redevelopment Agency (the "Agency") Relating to the Annual Budget, Approving the Annual Budget of the Agency for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing the Expenditure of Funds Established by the Budget; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date. [2025-826](#)
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 is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green 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

2025-829

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**Agenda Date:** 9/22/2025

**Agenda Item No.:** 5.a

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Placement: Minutes

Action Requested: Motion / Vote

Approval of the August 11, 2025 Community Redevelopment Agency Meeting Minutes

Submitted By: Jennifer Davis, Director, Community Redevelopment Agency

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 and provide staff additional direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: August 11, 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 - Draft

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](http://www.cityofpsl.com/tv) for new public comment options.

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<b>Monday, August 11, 2025</b>	<b>12:30 PM</b>	<b>Council Chambers, City Hall</b>
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**\*Special\***

1. Meeting Called to Order

A Special Meeting of the Community Redevelopment Agency of the City of Port St. Lucie was called to order by Chair Martin on August 11, 2025, at 12:32 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

Members Present:

Chair Shannon Martin

Vice Chair Jolien Caraballo

Mrs. Stephanie Morgan

Mr. Anthony Bonna

Mr. Dave Pickett

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

There were no additions or deletions to the Agenda. Mr. Bonna moved to approve the Agenda. Mr. Pickett seconded the motion, which passed unanimously by voice vote.

5. Approval of Consent Agenda

Mr. Pickett moved to approve the June 23, 2025, CRA Meeting Minutes. Vice Chair Caraballo seconded the motion, which passed unanimously by voice vote.

- 5.a** Approval of the June 23, 2025 Community Redevelopment Agency Meeting Minutes

[2025-693](#)

6. Public to be Heard

No one signed up to speak during this portion of the Agenda.

7. Resolutions

- 7.a** Resolution 25-CRA-01, Public Hearing, a Resolution of the Port St. Lucie Community Redevelopment Agency to request the City of Port St. Lucie extend the Community Redevelopment Agency in accordance with Section 163.3755(1), Florida Statutes, from September 30, 2039 to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2025-720](#)

Jennifer Davis, CRA Director, provided an overview of Resolution 25-CRA-01 and requested that the August 8, 2025, letter from St. Lucie County Commissioners be incorporated into the record.

Chair Martin opened the Public Hearing.

Michael Manning, St. Lucie County Innovation & Performance Navigator, submitted a letter dated August 8, 2025, from Mayte Santamaria, Deputy County Administrator.

Chair Martin indicated that City Staff had included it in the record and that Council had previously received a copy.

Chair Martin closed the Public Hearing.

There being no discussion, Ms. Morgan moved to approve Resolution 25-CRA-01. Vice Chair Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.b** Resolution 25-CRA-02, Public Hearing, a Resolution of the Port St. Lucie Community Redevelopment Agency to recommend and request that the City of Port St. Lucie City Council approve an amendment and extension of the Revised Original Community Redevelopment Area Plan to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2025-721](#)

Ms. Davis presented the CRA Board with a summary of Resolution 25-CRA-02.

Chair Martin opened the Public Hearing.

There being no one, Chair Martin closed the Public Hearing.

There being no discussion, Vice Chair Caraballo moved to approve Resolution 25-CRA-02. Mr. Pickett seconded the motion, which passed unanimously by voice vote.

8. Other Issues by Board Members

There was nothing scheduled under this portion of the Agenda.

9. Adjourn

There being no further business, the meeting was adjourned at 12:40 PM.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk



## Agenda Summary

2025-826

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**Agenda Date:** 9/22/2025

**Agenda Item No.:** 7.a

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Placement: Resolutions

Action Requested: Motion / Vote

Resolution 25-CRA-03, a Resolution of the City of Port St. Lucie Community Redevelopment Agency (the "Agency") Relating to the Annual Budget, Approving the Annual Budget of the Agency for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing the Expenditure of Funds Established by the Budget; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Submitted By: Jennifer Davis, Director, Community Redevelopment Agency

Executive Summary (General Business): Chapter 189, Florida Statutes, requires that a governing body of each special district adopt a budget by resolution each fiscal year.

Presentation Information: Staff will provide a short presentation outlining the proposed budget and expenditures for the CRA, as well as identify taxable valuations for the four Community Redevelopment Areas.

Staff Recommendation: Move that the Board approve Resolution 25-CRA-03

Alternate Recommendations:

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

Background:

A Community Redevelopment Agency (Agency) is a dependent special district and must comply with Chapter 189, Florida Statutes, which requires the governing body of each special district to adopt a budget by resolution each fiscal year. The proposed budget of a dependent special district must be contained within the general budget of the local governing authority to which it is dependent and be clearly stated as the budget of the dependent district. In addition, the total amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total of appropriations for expenditures and reserves.

In accordance with these requirements, CRA staff has worked with the Office of Management and Budget to prepare the Agency's annual budget for Fiscal Year 2025-26. The proposed budget is being presented to the Community Redevelopment Agency Board for review and approval and is contained in the City of Port St. Lucie's Annual Budget as Community Redevelopment Agency Fund #175 and Southern Grove CRA Fund #178, attached hereto as Exhibits A and B, respectively.



**Issues/Analysis:**

The CRA earns revenues based on the increase in taxable values within the established district. There are four (4) separate districts that make up this financial data. The Eastern CRA (Fund #175) is comprised of three (3) districts: Original US One, East Lake Village and Port St. Lucie Blvd/Port District (formerly Riverwalk). Southern Grove CRA (Fund #178) is in the southwest portion of the City comprises the fourth district. In August 2025, the Agency recommended and the City Council approved the extension of the Agency as a governing body and the Revised Original CRA Plan (comprised of the Original US One area and East Lake Village), both until 2055. These extensions and modifications will allow for incentivized development to occur in the area now known as Walton & One.

The Eastern CRA's debt was previously issued to fund half the cost of the City's Civic Center and Tax Increment Financing (TIF) revenue generated from the increase in property tax values in the CRAs was the intended funding source. Beginning in FY 2007-08, there was a significant drop in property tax value and associated revenue and, as a result, the CRA faced a shortfall. In FY 2012-13, the City's Parks Municipal Services Taxing Unit (MSTU) fund began using its reserves to complete the debt service funding shortfall and the CRA recognized the final Parks MSTU payment of \$381,726 for FY 2022-23. Historically, to make the full debt payment the City's Parks MSTU fund and General Fund were combined to help cover the cost; the remaining was covered by TIF revenue generated from the increase in property values within the respective CRA.

The long-term solution for the CRA's financial condition is for each district to gain taxable property value so that TIF will grow and allow the CRA to fund a greater portion of its obligations. One strategy to achieve this goal is through the development of the area now known as Walton & One (fka City Center). A majority of the site sat vacant since the original development plan failed with a private developer, ultimately falling into Receivership. However, since acquiring the Receiver-held Walton & One parcels in March 2022, the CRA worked with Treasure Coast Regional Planning Council (TCRPC) on a master plan for the property as a whole. The master planning activity included securing a financial consultant to review the financial obligations on the site, for TCRPC to review and make recommendations of the feasibility of certain uses and the development / disposition structure on the parcels, and also included a strong public engagement process. Additional analysis was conducted through consultants on the viability of the expansion of the event center, as well as a feasibility study on hotel uses on the site. The recommendation from TCRPC for the master plan was for the City to retain certain / strategic parcels for cultural / civic use(s), while marketing the remainder to the development community for the recommended uses, whether in whole or in part. The recommended uses include residential, retail, commercial and hotel(s). At the tail end of the master planning process, an economic development project was brought forward that would combine some of the aforementioned uses with a specific use on a portion of the overall Walton & One site. Staff has been working diligently with the St. Lucie County Economic Development Council and independent consultants on the feasibility of this project since late 2023 and anticipates presenting a recommendation and a public announcement in October 2025.

A relatively strong real estate market continues to translate to numerous development opportunities along the US Highway One corridor, and the CRA staff continues to work with Planning and Zoning to review development applications for consistency with the now Revised Original CRA plan. The Village Green Drive Corridor Master Plan was adopted by City Council in Summer 2021 and CRA staff has been working with the Public Works team on the design of the Hog Pen Slough railway and, more recently, the City secured a RAISE grant for the design of Village Green Drive. Design of the roadway is expected to be complete in December 2026. At this time, there is no funding for the Village Green Drive Corridor but having projects designed and

shovel ready provide for excellent grant opportunities as they become available. The continued redevelopment in the eastern CRAs will ultimately help revitalize all of Port St. Lucie.

In August 2022, the City broke ground on The Port District's long-awaited Riverfront Park project. The project included extensive infrastructure and parking, a one-of-a-kind playground known as Pioneer Park, a new event lawn area, overwater stage, and a pad-ready site for a riverfront restaurant. The park site opened on June 15, 2024, with the celebration of the inaugural PortFest. Under a separate but adjacent project, extensive restoration work has been completed on the historic 1952 Peacock Lodge, the new home of the Port St. Lucie Historical Society. The work on the Peacock Lodge was complete in Summer 2024 and the Historical Society has scheduled their grand opening event for September 25, 2024. The City Council adopted The Port District Master Plan in Summer 2021, that reflects numerous additional projects and opportunities for (re) development in this district, which long been identified as a recreation-based corridor. The Branding Phase of the Master Plan is currently underway with coordination between the CRA, Parks & Recreation, and Communications. Anchor art pieces are currently in development and should be installed along The Port District in the coming months.

The Southern Grove CRA continues to exceed master plan expectations, with sales of all Governmental Finance Corporation (GFC)-owned land related to the Southern Grove Jobs closed in 2025. Staff has transitioned to marketing and sales of the remaining GFC-owned parcels for retail and residential use. Legacy Park, at the bottom end of the Jobs Corridor is nearing completion of the Costco Wholesale Distribution Center, a 1.8 million +/- warehouse and distribution facility that will serve all Costco stores in Florida. Costco even accelerated the second phase of their project to meet market demand, and transitioned the site to be fully solar, the first of it's kind in the company's history. The Becker / Village RFP site at the northeast corner of Becker Rd and SW Village Parkway went through an extensive procurement process, with the award being made to the Sansone Group in Fall 2025. The area will be a vibrant mixed-use district improved with apartments, retail, restaurants and hotel use.

On the northern end of Southern Grove, with Accel construction is complete, Import Mex recently broke ground on a warehouse and distribution facility adjacent to Accel. Additionally, Warehomes Precision (Dragonfly Industrial Park) and Traditions Commerce Park are under construction, Oculus Surgical is complete, and Cleveland Clinic continues to evaluate the development of 44+/- acres off Discovery Way to expand their campus. Infill of lots within Southern Grove continue to present multiple development opportunities, including a landswap agreement with Saint Matilda, an economic development project known as Project Four PSL, and multiple entertainment districts proposed along the SW Village Parkway corridor. The interior spine road to service the new commercial development is also under construction with the extension of Anthony F. Sansone Sr. Blvd. at the southern end nearly complete, the upcoming construction of Destination Way related to Project Four PSL, the extension and connection of Tom Mackie Blvd, and the construction of Marshall Parkway.

#### Financial Information:

The 2024 taxable valuation for the four Community Redevelopment Areas increased over the 2023 valuation period as follows: PCRA (2001 original) 8.55%; PCR1 (East Lake Village) 47.72%; PCR2 (Port St. Lucie Blvd/Port District) 5.09%; and PCR3 (Southern Grove) 39.59%. The taxable valuation information provided by St. Lucie County for years 2023 and 2024 are shown on Attachments 1 and 2, respectively. Trends in taxable valuation increases since 2018 are reflected in the supporting presentation.

Special Consideration: N/A

Location of Project: N/A

**Attachments:**

1. Resolution 25-CRA-03
2. Exhibit "A" CRA Fund No. 175
3. Exhibit "B" CRA Fund No. 178
4. Attachment "1" St. Lucie County 2023 taxable valuation letter dated October 17, 2023
5. Attachment "2" St. Lucie County 2024 taxable valuation letter dated October 22, 2024

*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: 25238-07

**Legal Sufficiency Review:**

Reviewed by Elizabeth L. Hertz, Senior Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

## RESOLUTION 25-CRA-03

**A RESOLUTION OF THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY RELATING TO THE ANNUAL BUDGET, APPROVING THE ANNUAL BUDGET OF THE AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie City Council created a Community Redevelopment Agency (the “Agency”) pursuant to Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the governing body of the Agency is required to adopt a budget by resolution each fiscal year; and

**WHEREAS**, the total amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total of appropriations for expenditures and reserves; and

**WHEREAS**, the Executive Director of the Agency has caused to be prepared a budget for the Agency for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, under Community Redevelopment Trust Fund No. 175 and Southern Grove Community Redevelopment Trust Fund No. 178 as contained within the annual budget for the City of Port St. Lucie for Fiscal Year 2025-26, attached as Exhibits “A” and “B”.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true- and correct and are hereby made a part of this Resolution.

Section 2. Adoption of Annual Budget. The Annual Budget of the Agency for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, attached as Exhibits “A” and “B”, is hereby approved and adopted.

Section 3. Expenditure of Funding. Funding appropriated in the budget may be expended in accordance with the provisions of the budget, the Community Redevelopment Plan, and as authorized by law. Expenditures of additional revenues received by the Agency during the fiscal year shall be deemed to be appropriated, subject to the approval of the Agency.

**RESOLUTION CRA 25 – R\_\_**

Section 4. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** by the City of Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Shannon M. Martin, Chair

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Richard Berrios, CRA Attorney

CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY FUND #175  
PROPOSED BUDGET - FY 2026

Community Redevelopment Agency #175

	BUDGET	ESTIMATED	PROPOSED			PROJECTED
	FY2025	FY2025	FY2026	\$ Variance	% Variance	FY2027
<b>Beginning Undesignated Reserve</b>	\$501,431	\$501,431	\$123,688	-\$377,743	-75%	\$123,688
<b>Revenues</b>						
Intergovernmental	\$3,382,669	\$3,573,888	\$3,881,724	\$499,055	15%	\$4,192,913
Miscellaneous Revenues	\$88,576	\$203,565	\$194,000	\$105,424	119%	\$125,000
Other Sources/Interfund Transfers	\$9,071,919	\$2,655,966	\$2,698,563	-\$6,373,356	-70%	\$2,914,447
<b>REVENUES TOTAL</b>	<b>\$12,543,164</b>	<b>\$6,433,419</b>	<b>\$6,774,287</b>	<b>-\$5,768,877</b>	<b>-46%</b>	<b>\$7,232,360</b>
<b>Expenses</b>						
Personnel Services	\$415,402	\$398,400	\$383,442	-\$31,960	-8%	\$404,493
Operating Expenses	\$350,707	\$350,707	\$371,871	\$21,164	6%	\$372,336
Debt Services	\$11,724,750	\$6,009,750	\$5,857,875	-\$5,866,875	-50%	\$5,000,000
Other Non-Operating Expenses	\$52,305	\$52,305	\$54,397	\$2,092	4%	\$56,573
Contingency	—	\$0	\$106,702	\$106,702	—	\$1,398,958
<b>EXPENSES TOTAL</b>	<b>\$12,543,164</b>	<b>\$6,811,162</b>	<b>\$6,774,287</b>	<b>-\$5,768,877</b>	<b>-46%</b>	<b>\$7,232,360</b>
<b>Surplus (Deficit)</b>	<b>\$0</b>	<b>-\$377,743</b>	<b>\$0</b>	<b>—</b>	<b>—</b>	<b>\$0</b>
<b>Beginning Reserve Less Surplus</b>	<b>\$501,431</b>	<b>\$123,688</b>	<b>\$123,688</b>	<b>—</b>	<b>—</b>	<b>\$123,688</b>
<b>Undesignated</b>	<b>\$501,431</b>	<b>\$123,688</b>	<b>\$123,688</b>	<b>—</b>	<b>—</b>	<b>\$123,688</b>

175 CRA

	BUDGET 2025	ESTIMATED 2025	PROPOSED 2026
<b>Full Time Equivalents</b>			
Full Time Equivalents	2.33	2.33	2
<b>FULL TIME EQUIVALENTS</b>	<b>2.33</b>	<b>2.33</b>	<b>2</b>

CITY OF PORT ST. LUCIE  
SOUTHERN GROVE CRA FUND #178  
PROPOSED BUDGET - FY 2026

Southern Grove CRA #178

	BUDGET	ESTIMATED	PROPOSED	PROJECTED		
	FY2025	FY2025	FY2026	\$ Variance	% Variance	FY2027
<b>Beginning Undesignated Reserve</b>	\$2,313,318	\$2,313,318	\$3,022,795	\$709,477	31%	\$3,022,795
<b>Revenues</b>						
Intergovernmental	\$1,886,392	\$2,080,765	\$2,520,038	\$633,646	34%	\$2,721,642
Charges for Services	–	\$462,714	\$0	\$0	–	\$0
Miscellaneous Revenues	\$16,000	\$16,000	\$0	-\$16,000	-100%	\$0
Other Sources/Interfund Transfers	\$1,889,008	\$2,083,661	\$2,523,544	\$634,536	34%	\$2,725,428
<b>REVENUES TOTAL</b>	<b>\$3,791,400</b>	<b>\$4,643,140</b>	<b>\$5,043,582</b>	<b>\$1,252,182</b>	<b>33%</b>	<b>\$5,447,070</b>
<b>Expenses</b>						
Operating Expenses	\$3,789,500	\$3,931,763	\$5,041,606	\$1,252,106	33%	\$5,445,014
Other Non-Operating Expenses	\$1,900	\$1,900	\$1,976	\$76	4%	\$2,056
<b>EXPENSES TOTAL</b>	<b>\$3,791,400</b>	<b>\$3,933,663</b>	<b>\$5,043,582</b>	<b>\$1,252,182</b>	<b>33%</b>	<b>\$5,447,070</b>
<b>Surplus (Deficit)</b>	<b>\$0</b>	<b>\$709,477</b>	<b>\$0</b>	<b>–</b>	<b>–</b>	<b>\$0</b>
<b>Beginning Reserve Less Surplus</b>	<b>\$2,313,318</b>	<b>\$3,022,795</b>	<b>\$3,022,795</b>	<b>–</b>	<b>–</b>	<b>\$3,022,795</b>
<b>Undesignated</b>	<b>\$2,313,318</b>	<b>\$3,022,795</b>	<b>\$3,022,795</b>	<b>–</b>	<b>–</b>	<b>\$3,022,795</b>



October 17, 2023

Ms. Jennifer Davis  
CRA Director  
City of Port Saint Lucie  
121 SW Port Saint Lucie Blvd  
Port Saint Lucie, FL 34984

RE: 2023 Final Taxable Value for CRA

Dear Ms. Davis,

The final taxable values for the Port Saint Lucie Community Redevelopment Areas are as follows:

PCRA (2001 original)

\$ 565,505,615 for County funds that include additional senior's exemption

\$ 567,601,766 for City funds that do not include additional senior's exemption

PCR1 (East Lake Village)

\$ 89,116,202 for County funds that include additional senior's exemption

\$ 89,611,202 for City funds that do not include additional senior's exemption

PCR2 (Port Saint Lucie Blvd)

\$ 102,709,440 for County funds that include additional senior's exemption

\$ 103,090,810 for City funds that do not include additional senior's exemption

PCR3 (Southern Grove)

\$ 718,856,261 for County funds that include additional senior's exemption and County economic exemption

\$ 719,831,261 for City funds that do not include additional senior's exemption, but do include City economic exemption

If you have any questions or require additional information, please do not hesitate to contact me.

With kindest regards,

SAINT LUCIE COUNTY PROPERTY APPRAISER

By

Cali Rabins, Tax Roll Administrator

cc: Jesus Merejo, City Manager

Jasmin Padova, Executive Assistant, City of Port Saint Lucie

Caroline Sturgis, OMB Director, City of Port Saint Lucie

Jaimee Cass, Assessment Property Tax Manager, City of Port Saint Lucie

Jennifer Hill, Management and Budget Director, Saint Lucie County





October 22, 2024

Ms. Jennifer Davis  
CRA Director  
City of Port Saint Lucie  
121 SW Port Saint Lucie Blvd  
Port Saint Lucie, FL 34984

RE: 2024 Final Taxable Value for CRA

Dear Ms. Davis,

The final taxable values for the Port Saint Lucie Community Redevelopment Areas are as follows:

PCRA (2001 original)

\$ 614,115,040 for County funds that include additional senior's exemption

\$ 616,152,433 for City funds that do not include additional senior's exemption

PCR1 (East Lake Village)

\$ 131,980,065 for County funds that include additional senior's exemption

\$ 132,375,065 for City funds that do not include additional senior's exemption

PCR2 (Port Saint Lucie Blvd)

\$ 107,982,012 for County funds that include additional senior's exemption

\$ 108,339,473 for City funds that do not include additional senior's exemption

PCR3 (Southern Grove)

\$ 1,003,438,343 for County funds that include additional senior's exemption and County economic exemption

\$ 1,004,813,343 for City funds that do not include additional senior's exemption, but do include City economic exemption

If you have any questions or require additional information, please do not hesitate to contact me.

With kindest regards,

SAINT LUCIE COUNTY PROPERTY APPRAISER

By

Cali Rabins, Tax Roll Administrator

cc: Jesus Merejo, City Manager

Jasmin Padova, Executive Assistant, City of Port Saint Lucie

Caroline Sturgis, OMB Director, City of Port Saint Lucie

Jaimee Cass, Assessment Property Tax Manager, City of Port Saint Lucie

Jennifer Hill, Management and Budget Director, Saint Lucie County