

Narrative: River Food Garden – Port St. Lucie

June 11, 2025

In January 2022, we proposed an ambitious vision: to transform the former Dining Docks site into a vibrant culinary and cultural destination—**The River Food Garden (RFG)**. Our goal has remained clear:

“To create a community gathering space that blends gastronomical excellence with the ecological charm of the St. Lucie River, serving residents and visitors of all ages.”

We have worked with the City in a dedicated manner for the past three and a half years because we know this project is special for the City of Port St. Lucie. Since then, we’ve remained steadfast in executing that vision, with a clear emphasis on design integrity, operational excellence, and community integration.

A. Progress & Milestones

- **Design Excellence:** Partnered with Arquitectonica, one of Miami’s leading architectural firms, in their first PSL project.
 - **Curated Experience:** Mixed-use layout featuring a full-service restaurant, rooftop event venue, upscale mixology bar, and outdoor beer garden—built with the “City of All Ages” in mind.
 - **Independent & Quality-Driven** - Our brands, our operations: We’ve deliberately avoided third-party operators to preserve our culinary standards and brand values.
 - **Strategic Collaboration:** Our joint venture with the Atlas Restaurant Group ensures best-in-class food and beverage operations while maintaining our hands-on leadership and brand ownership.
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B. Cost & Construction Update

Due to inflation and rising construction/FF&E costs, total project costs have increased from our original estimate of \$7MM to \$12.5MM. Despite this, our focus remains on delivering an accessible, family-friendly venue with diverse price points and experiences.

C. Timeline

Milestone	Status
LOI Executed	Jan 2022

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Ground Lease Executed	Jan 2023
Site Plan Approval	Nov 2023
Riverpark Inauguration	June 2024
Construction Drawings Submitted	Nov 2024
Permits Expected	July–Aug 2025
Construction Start	Sept 2025
Construction Completion	Oct 2026
Commercial Operations	Dec 2026–Jan 2027

D. Permitting Status

Our construction permits are in progress, with a few remaining utility-related items being worked through in full coordination with City staff. We are grateful for their continued support. Pre-review is complete with only minor utility-related items pending. Once permits are in hand, we will proceed with final design adjustments and start construction.

E. Stakeholder Engagement

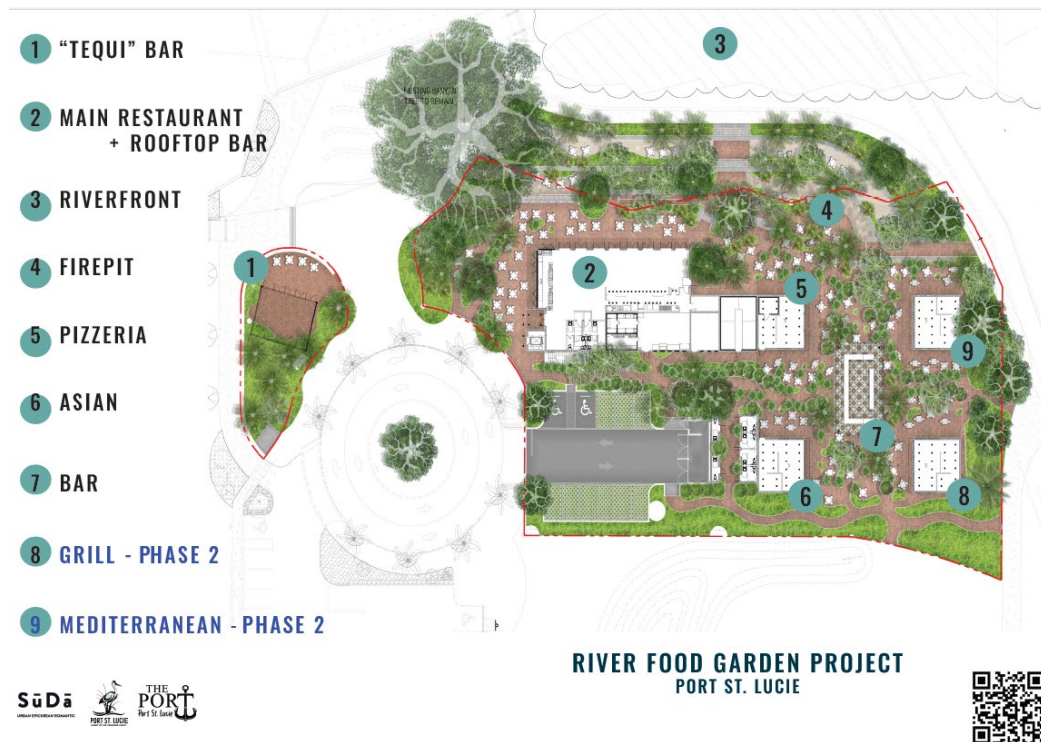
We maintain active dialogue with:

- **City of Port St. Lucie**
- **Botanical Gardens**
- **Historical Society**
- **Parks & Recreation**

Our aim is to create a seamless, multi-layered destination experience that is rooted in the cultural fabric of the city.

F. Phased Development Strategy

To fast-track operations and ensure adaptability post-launch, we are phasing the project. **Phase 1** includes mostly all elements: full-service dining, bars, and casual food offerings. **Phase 2**—two additional casual venues—will follow once operations are underway.



G. Operations: Atlas Restaurant Group Joint Venture

Rather than leasing spaces to third-party vendors, we are extremely excited to have partnered with the Atlas Restaurant Group, to operate the venues within RFG under a shared vision. This joint venture allows us to deliver both consistency and creativity across all food and beverage experiences.

About Atlas:

Atlas Restaurant Group is a nationally acclaimed hospitality company based in Baltimore. Under Alex Smith's leadership, the group has grown to over 56 restaurants, known for offering high-quality cuisine, distinctive ambiance, and exceptional service. Their portfolio spans luxury dining to casual favorites—making them the perfect partner for RFG's mixed-format.

Please see the attached brochure for Atlas.

https://drive.google.com/file/d/1bnPUwecSjUj8R1PR1l2mrmjU1-77UA2Y/view?usp=drive_web

H. Restaurant Brands – Phase 1

- The first phase of the River Food Garden will introduce a curated mix of distinctive culinary concepts, each offering a unique dining experience that reflects the vibrancy and diversity of Port St. Lucie:
 - **Main Restaurant & Rooftop**
An upscale, seafood-oriented restaurant featuring a rooftop bar with panoramic river views. The menu will focus on fresh, locally sourced sea-to-table dishes, complemented by a refined bar program crafted for both casual diners and culinary enthusiasts.
 - **Italian Casual Restaurant**
A relaxed, neighborhood-style trattoria serving Roman-style pizzas, pastas, and other traditional Italian fare, celebrating the authentic flavors of Italy.
 - **Asian Restaurant**
A Pan-Asian dining venue with an emphasis on Japanese hand rolls and other popular selections from East and Southeast Asia.
 - **Main Quad Bar**
Designed as a central gathering point for the community, this bar will sit within a richly landscaped, shaded area overlooking the river. Styled with elements of a traditional beer garden, it will offer an extensive selection of beers on tap and encourage guests to relax and linger.
 - **Tequi Bar (formerly the Tiki Bar)**
Reimagined as a high-energy tequila bar, this venue will feature a wide array of tequilas, mezcals, and specialty cocktails crafted by expert mixologists. Its location offers striking views of the Riverstage, which will host regularly programmed live concerts and public events in partnership with the City.

The official restaurant brand names and identities will be announced during the June 23rd presentation to the City Council.