

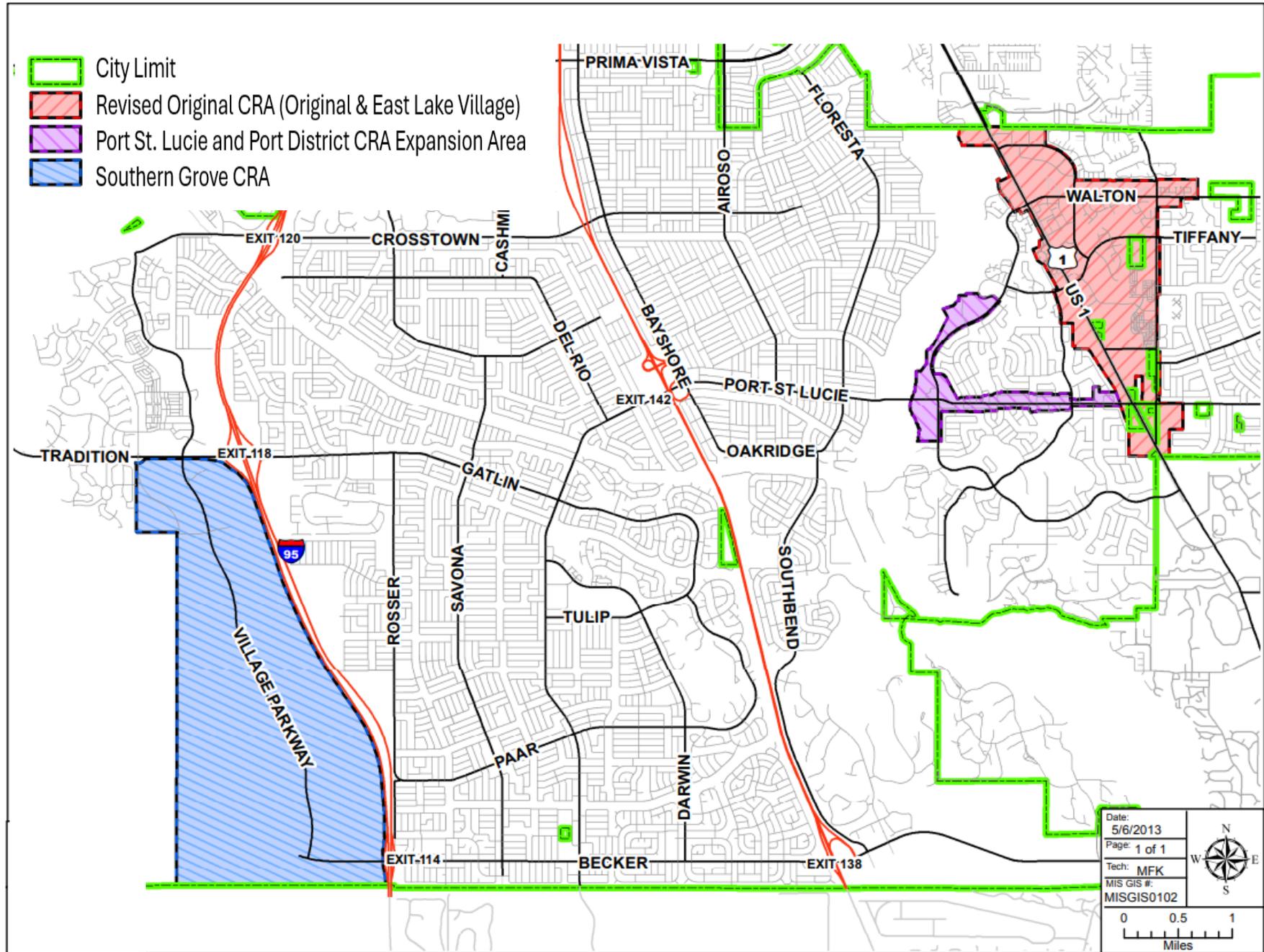


COMMUNITY REDEVELOPMENT AGENCY

PROJECT UPDATES

Frank Knott, CRA Executive Project Manager
March 23, 2026

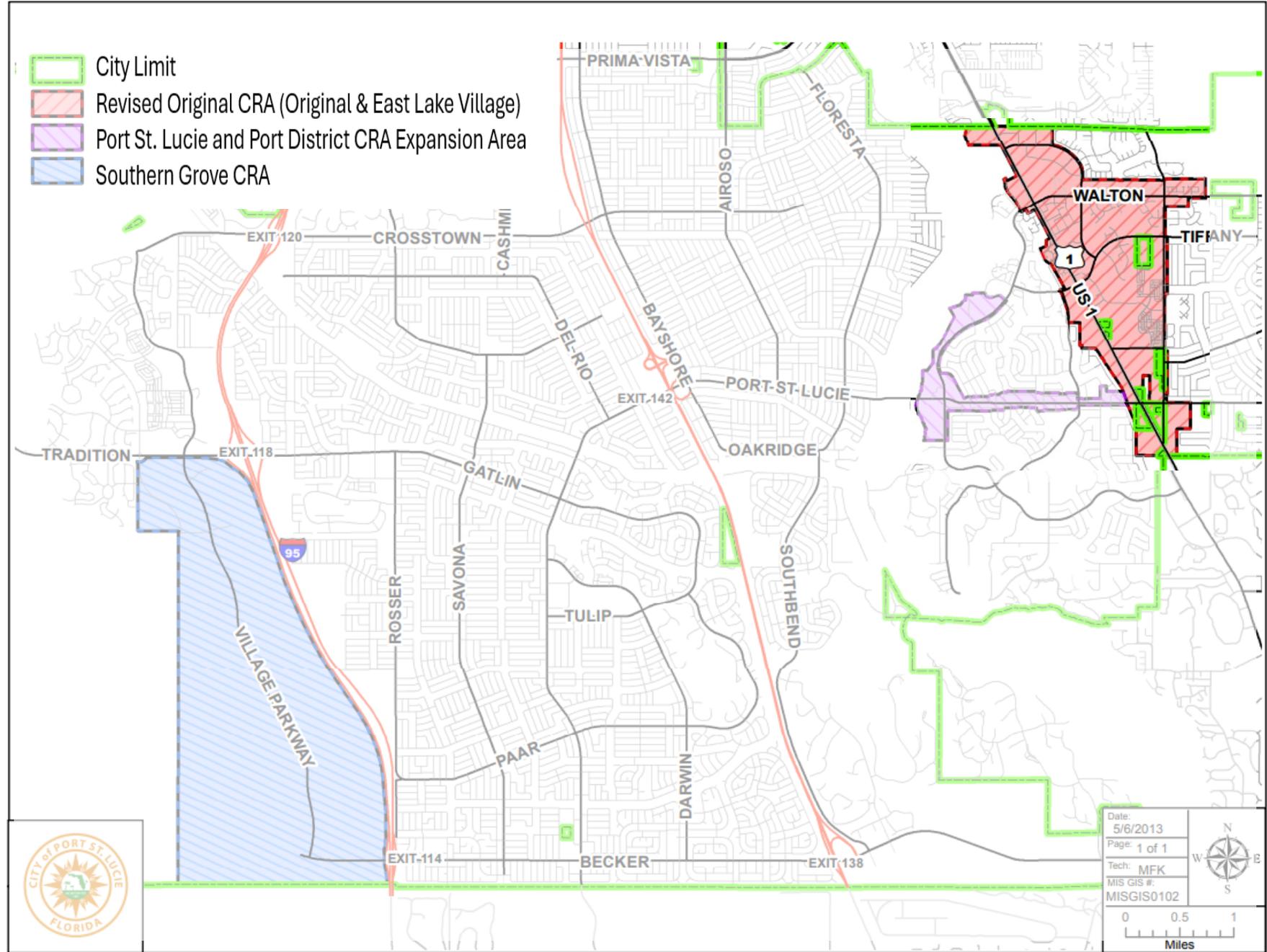
CRA Boundary Map



Increase in CRA Taxable Values

<u>Year</u>	<u>Original CRA</u>	<u>East Lake Village</u>	<u>PSL Blvd & The Port District</u>	<u>Southern Grove</u>	<u>TOTAL</u>
2000	\$ 231,826,024	\$ -	\$ -	\$ -	\$ 231,826,024
2001	\$ 239,330,269	\$ -	\$ -	\$ -	\$ 239,330,269
2002	\$ 273,336,594	\$ 279,481	\$ -	\$ -	\$ 273,616,075
2003	\$ 306,825,247	\$ 240,501	\$ -	\$ -	\$ 307,065,748
2004	\$ 351,421,394	\$ 4,946,800	\$ -	\$ -	\$ 356,368,194
2005	\$ 394,820,144	\$ 7,797,800	\$ -	\$ -	\$ 402,617,944
2006	\$ 480,365,264	\$ 39,495,400	\$ 67,996,925	\$ -	\$ 587,857,589
2007	\$ 504,507,763	\$ 64,464,800	\$ 78,555,575	\$ -	\$ 647,528,138
2008	\$ 468,762,261	\$ 62,858,424	\$ 72,762,713	\$ -	\$ 604,383,398
2009	\$ 373,063,532	\$ 53,485,838	\$ 61,208,156	\$ -	\$ 487,757,526
2010	\$ 341,274,200	\$ 43,227,900	\$ 51,696,688	\$ -	\$ 436,198,788
2011	\$ 322,052,986	\$ 35,240,228	\$ 49,125,050	\$ -	\$ 406,418,264
2012	\$ 315,799,817	\$ 32,767,158	\$ 49,497,554	\$ 15,568,706	\$ 413,633,235
2013	\$ 319,740,433	\$ 32,823,518	\$ 50,268,987	\$ 15,615,117	\$ 418,448,055
2014	\$ 331,856,842	\$ 35,065,335	\$ 53,257,662	\$ 13,807,379	\$ 433,987,218
2015	\$ 345,430,240	\$ 37,852,969	\$ 57,178,753	\$ 17,594,066	\$ 458,056,028
2016	\$ 362,423,411	\$ 41,268,071	\$ 62,296,993	\$ 49,913,621	\$ 515,902,096
2017	\$ 380,968,246	\$ 45,373,075	\$ 66,431,766	\$ 56,456,307	\$ 549,229,394
2018	\$ 414,634,837	\$ 47,617,440	\$ 73,380,204	\$ 67,243,421	\$ 602,875,902
2019	\$ 425,713,771	\$ 54,558,964	\$ 77,084,419	\$ 98,825,056	\$ 656,182,210
2020	\$ 442,246,333	\$ 57,757,708	\$ 80,663,358	\$ 168,767,378	\$ 749,434,777
2021	\$ 463,603,162	\$ 67,733,649	\$ 86,632,794	\$ 247,042,926	\$ 865,012,531
2022	\$ 527,530,420	\$ 78,812,996	\$ 96,273,045	\$ 446,660,683	\$ 1,149,277,144
2023	\$ 567,601,766	\$ 89,611,202	\$ 103,090,810	\$ 719,831,261	\$ 1,480,135,039
2024	\$ 616,152,433	\$ 132,375,065	\$ 108,339,473	\$ 1,004,813,343	\$ 1,861,680,314
2025	\$ 677,620,093	\$ 146,847,477	\$ 117,760,252	\$ 1,249,445,536	\$ 2,191,673,358

Revised Original CRA



Original CRA Values

2000	\$231,826,024
2025	\$677,620,093
192.30%	

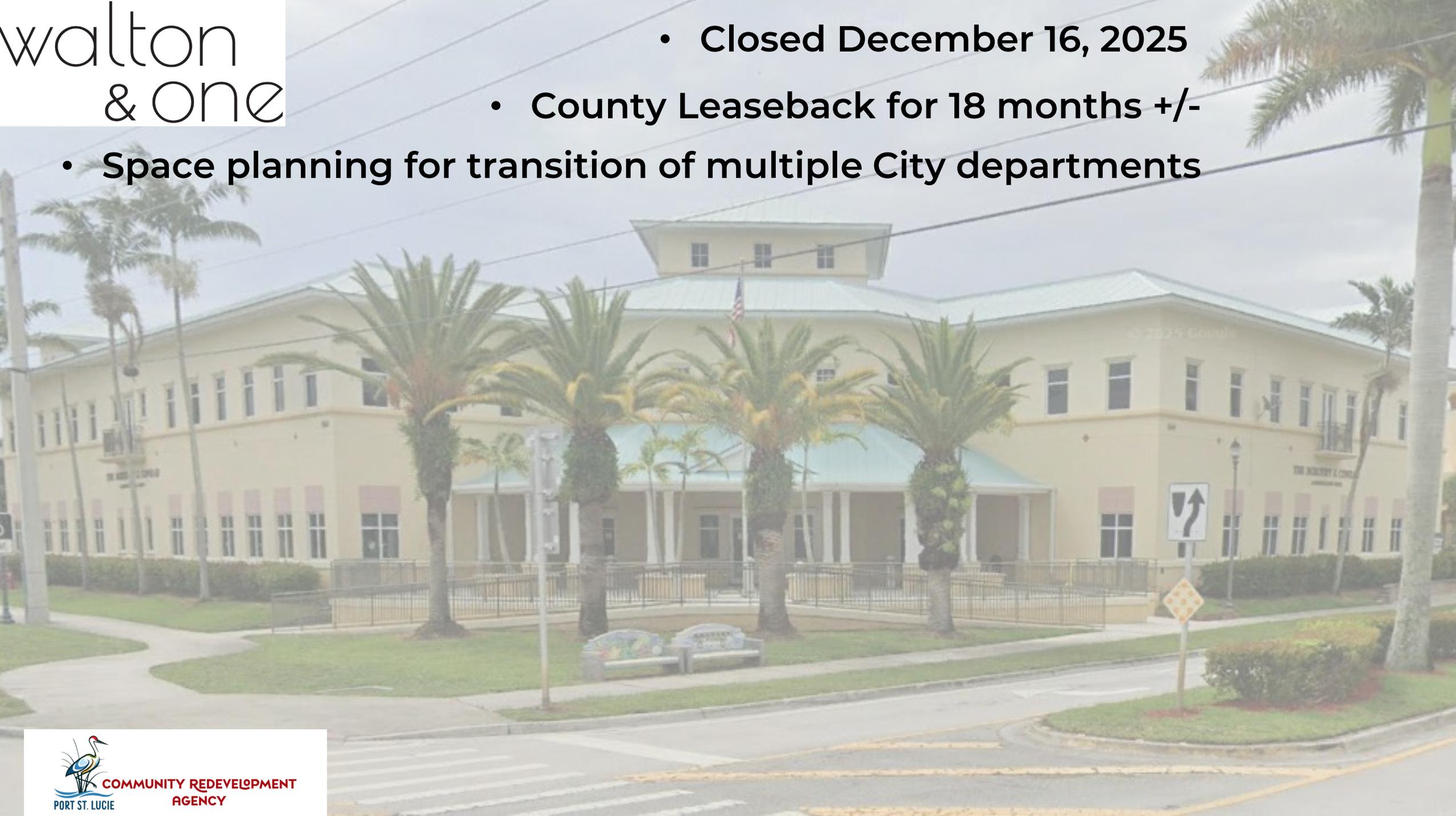
Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2000	\$ 231,826,024		
2001	\$ 239,330,269	\$ 7,504,245	3.24%
2002	\$ 273,336,594	\$ 34,006,325	14.21%
2003	\$ 306,825,247	\$ 33,488,653	12.25%
2004	\$ 351,421,394	\$ 44,596,147	14.53%
2005	\$ 394,820,144	\$ 43,398,750	12.35%
2006	\$ 480,365,264	\$ 85,545,120	21.67%
2007	\$ 504,507,763	\$ 24,142,499	5.03%
2008	\$ 468,762,261	\$ (35,745,502)	-7.09%
2009	\$ 373,063,532	\$ (95,698,729)	-20.42%
2010	\$ 341,274,200	\$ (31,789,332)	-8.52%
2011	\$ 322,052,986	\$ (19,221,214)	-5.63%
2012	\$ 315,799,817	\$ (6,253,169)	-1.94%
2013	\$ 319,740,433	\$ 3,940,616	1.25%
2014	\$ 331,856,842	\$ 12,116,409	3.79%
2015	\$ 345,430,240	\$ 13,573,398	4.09%
2016	\$ 362,423,411	\$ 16,993,171	4.92%
2017	\$ 380,968,246	\$ 18,544,835	5.12%
2018	\$ 414,634,837	\$ 33,666,591	8.84%
2019	\$ 425,713,771	\$ 11,078,934	2.67%
2020	\$ 442,246,333	\$ 16,532,562	3.88%
2021	\$ 463,603,162	\$ 21,356,829	4.83%
2022	\$ 527,530,420	\$ 63,927,258	13.79%
2023	\$ 567,601,766	\$ 40,071,346	7.60%
2024	\$ 616,152,433	\$ 48,550,667	8.55%
2025	\$ 677,620,093	\$ 61,467,660	9.98%

walton
& one



walton
& one

- Closed December 16, 2025
- County Leaseback for 18 months +/-
- Space planning for transition of multiple City departments



Hotel Site #1 Request for Proposals (RFP) #20260136

Advertisement via OpenGov, for the purpose of identifying the following:

- An **experienced hotel developer** in a **mixed-use setting** for the construction of a **minimum of a 100 to 125 bed hotel** with forward-thinking approaches to urban design, architecture, engineering, environmental technologies, and the public realm, as well as a **focus on placemaking**
- Bring **national brand affiliation** which would make the hotel attractive to commercial, meeting and group, and leisure market segments
- Include **ground floor restaurants / retail**, and the main hotel entry point; restaurants should be **unique in nature** and developed with outdoor dining and/or **rooftop dining options**
- **Create a unique name, signage, merchandizing, and branding** for the hotel
- Include **flexible meeting space** within the hotel and include features such as a pool, whirlpool, business center, and fitness center may be provided to address the needs of patrons

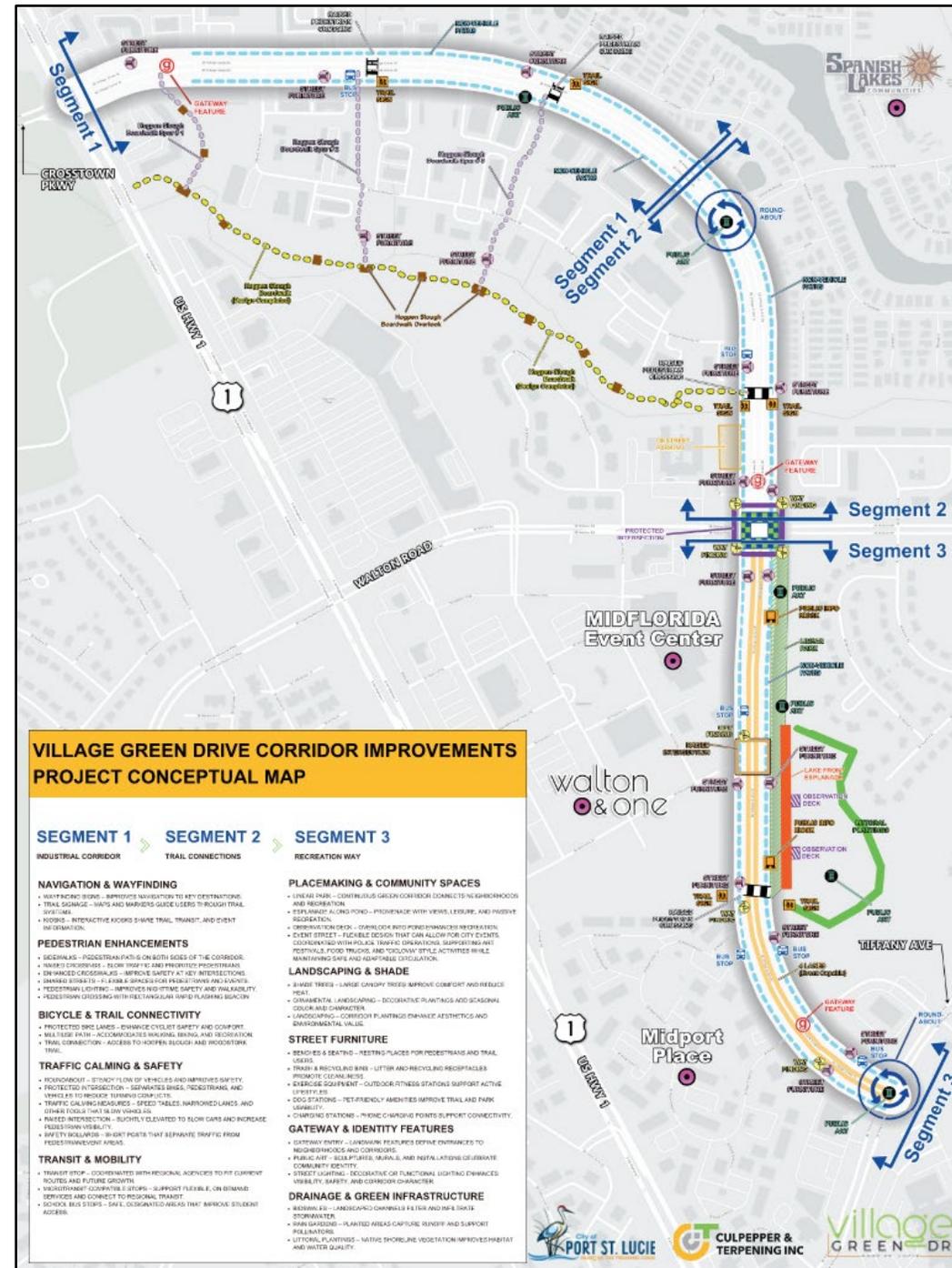
walton & one

- Developer's target for stadium construction in time for 2027 season kick-off (March 2027)
- Stadium Project Team (SPT) meets bi-weekly
- SPT Infr / Util meets on alternating bi-weeks



village GREEN DR

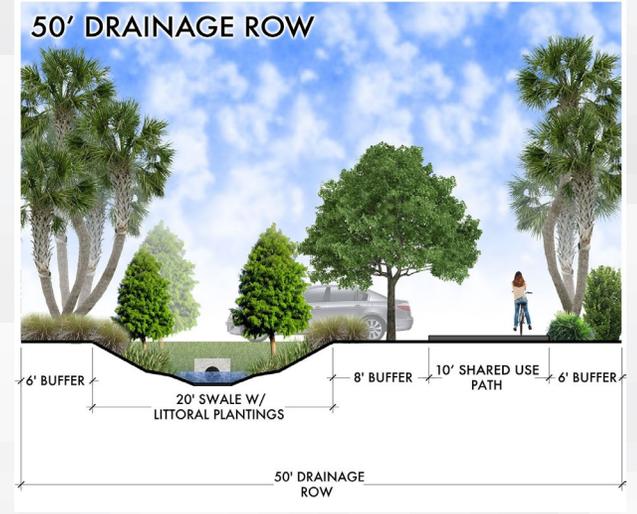
PORT ST. LUCIE



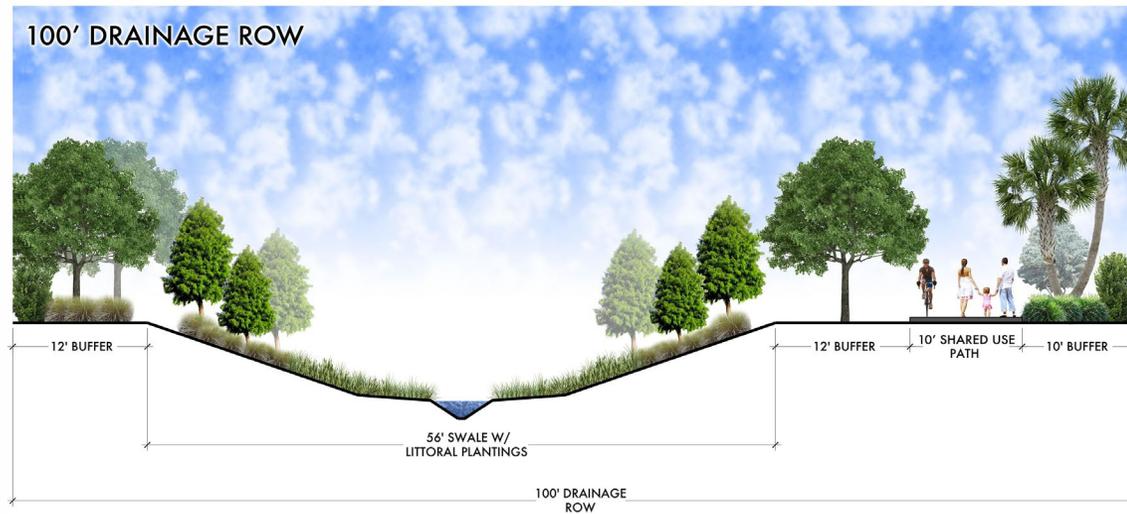
HOGPEN SLOUGH



50' DRAINAGE ROW



100' DRAINAGE ROW





Commercial Facade Improvement Program

Neighborhood Services
Requested Amount \$7,400

1669 SE South Niemeyer Circle

Removed loose paint, sealed cracks, primed, and painted walls and doors matching the existing color scheme.



East Lake Village Values

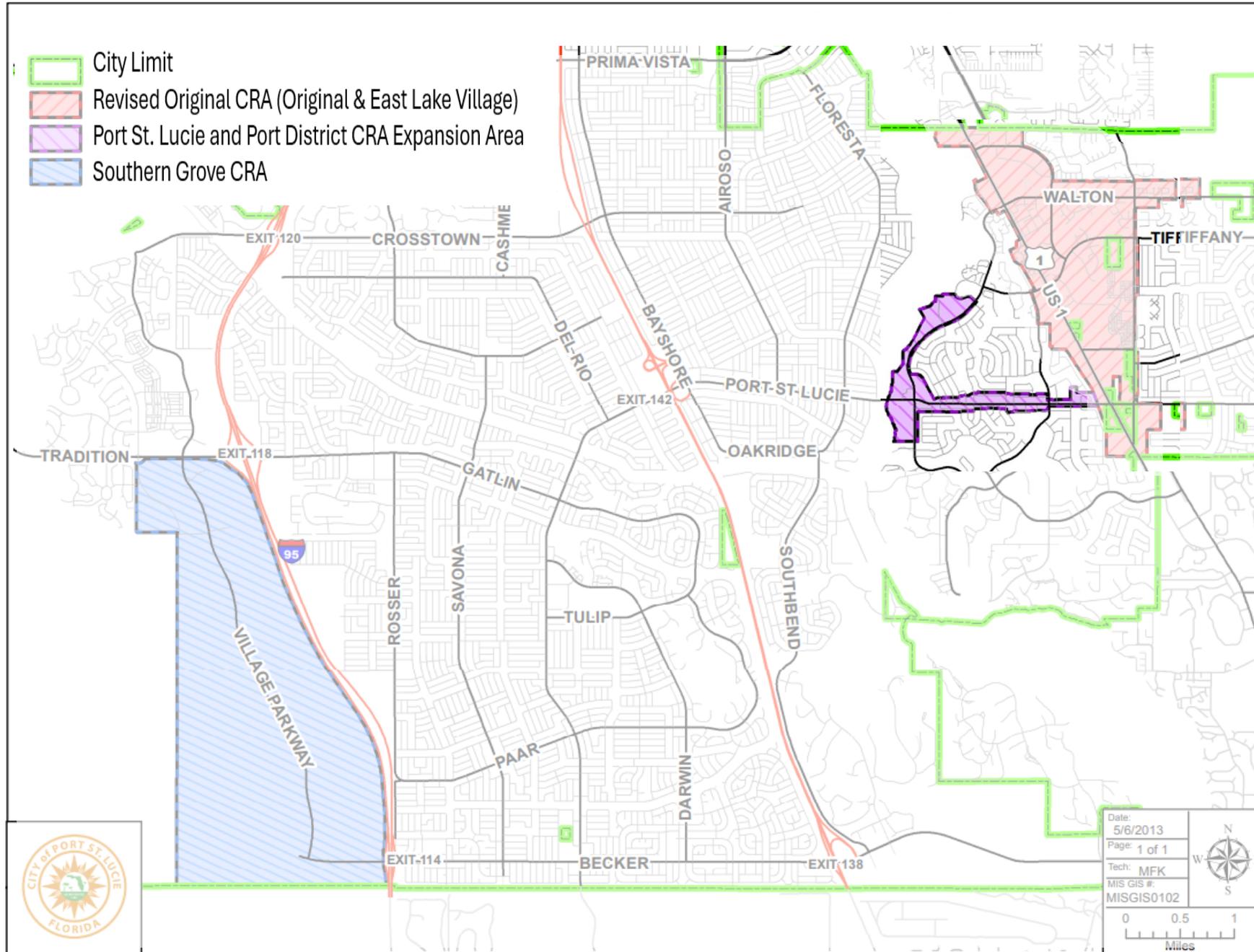
2002	\$279,481
2025	\$146,847,477
52,442.92%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2000 \$	-		
2001 \$	-		
2002 \$	279,481		
2003 \$	240,501	\$ (38,980)	-13.95%
2004 \$	4,946,800	\$ 4,706,299	1956.87%
2005 \$	7,797,800	\$ 2,851,000	57.63%
2006 \$	39,495,400	\$ 31,697,600	406.49%
2007 \$	64,464,800	\$ 24,969,400	63.22%
2008 \$	62,858,424	\$ (1,606,376)	-2.49%
2009 \$	53,485,838	\$ (9,372,586)	-14.91%
2010 \$	43,227,900	\$ (10,257,938)	-19.18%
2011 \$	35,240,228	\$ (7,987,672)	-18.48%
2012 \$	32,767,158	\$ (2,473,070)	-7.02%
2013 \$	32,823,518	\$ 56,360	0.17%
2014 \$	35,065,335	\$ 2,241,817	6.83%
2015 \$	37,852,969	\$ 2,787,634	7.95%
2016 \$	41,268,071	\$ 3,415,102	9.02%
2017 \$	45,373,075	\$ 4,105,004	9.95%
2018 \$	47,617,440	\$ 2,244,365	4.95%
2019 \$	54,558,964	\$ 6,941,524	14.58%
2020 \$	57,757,708	\$ 3,198,744	5.86%
2021 \$	67,733,649	\$ 9,975,941	17.27%
2022 \$	78,812,996	\$ 11,079,347	16.36%
2023 \$	89,611,202	\$ 10,798,206	13.70%
2024 \$	132,375,065	\$ 42,763,863	47.72%
2025 \$	146,847,477	\$ 14,472,412	10.93%

East Lake Village



Port St. Lucie Blvd & The Port District



PSL Blvd / Port District Values

2006	\$67,996,925
2025	\$117,760,252
73.18%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2005 \$	-		
2006 \$	67,996,925		
2007 \$	78,555,575	\$ 10,558,650	15.53%
2008 \$	72,762,713	\$ (5,792,862)	-7.37%
2009 \$	61,208,156	\$ (11,554,557)	-15.88%
2010 \$	51,696,688	\$ (9,511,468)	-15.54%
2011 \$	49,125,050	\$ (2,571,638)	-4.97%
2012 \$	49,497,554	\$ 372,504	0.76%
2013 \$	50,268,987	\$ 771,433	1.56%
2014 \$	53,257,662	\$ 2,988,675	5.95%
2015 \$	57,178,753	\$ 3,921,091	7.36%
2016 \$	62,296,993	\$ 5,118,240	8.95%
2017 \$	66,431,766	\$ 4,134,773	6.64%
2018 \$	73,380,204	\$ 6,948,438	10.46%
2019 \$	77,084,419	\$ 3,704,215	5.05%
2020 \$	80,663,358	\$ 3,578,939	4.64%
2021 \$	86,632,794	\$ 5,969,436	7.40%
2022 \$	96,273,045	\$ 9,640,251	11.13%
2023 \$	103,090,810	\$ 6,817,765	7.08%
2024 \$	108,339,473	\$ 5,248,663	5.09%
2025 \$	117,760,252	\$ 9,420,779	8.70%

Repurposed Building

2300 SE Veterans Memorial Parkway

(Former bank building)



CITY OF PORT ST. LUCIE

Boardwalk

Botanical Gardens

Restaurant Site

Event Lawn

Pioneer Park

History
Museum

Preserve Tract
Trails

Westmoreland Boulevard



CDBG Funded Improvements

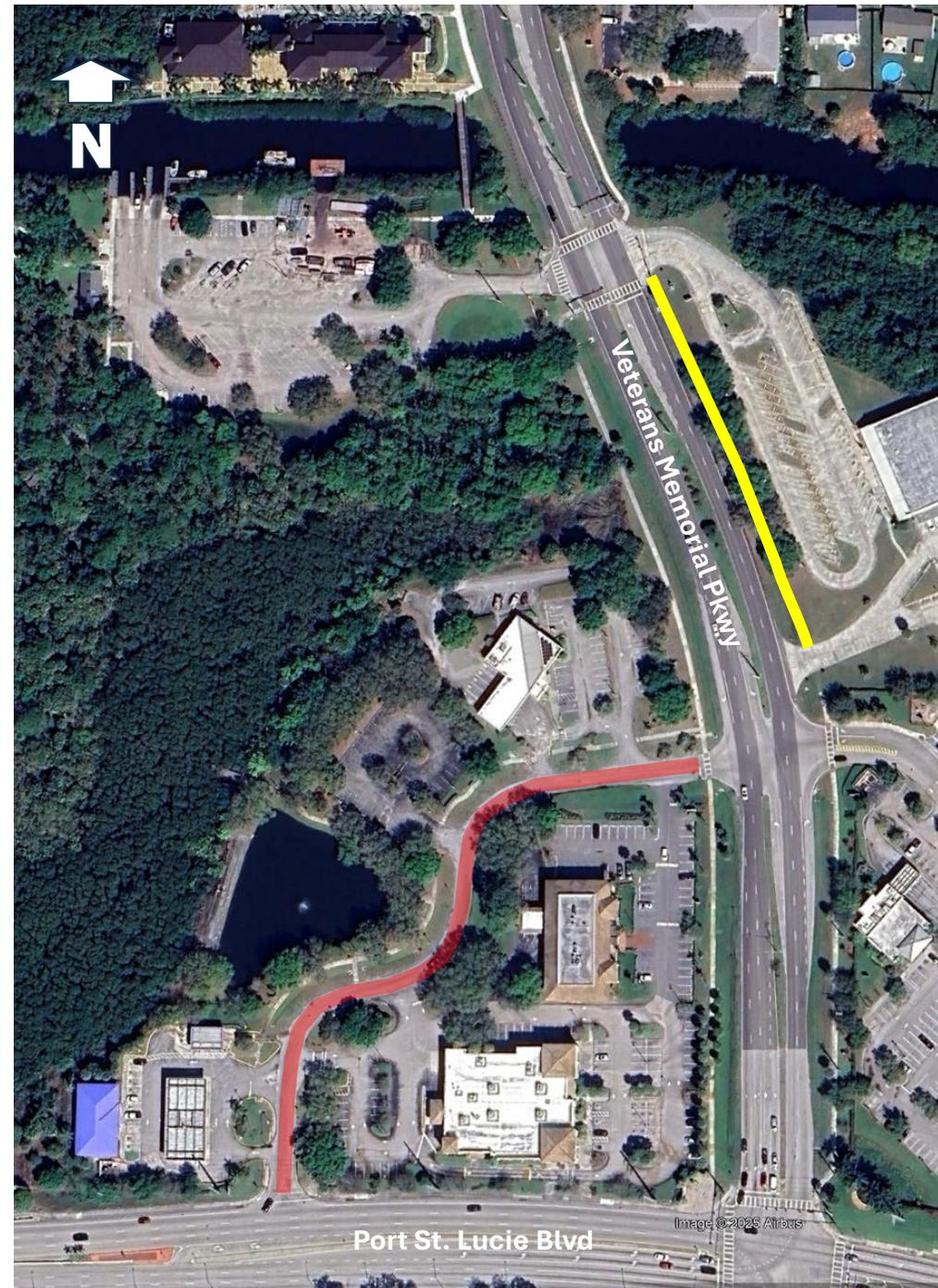
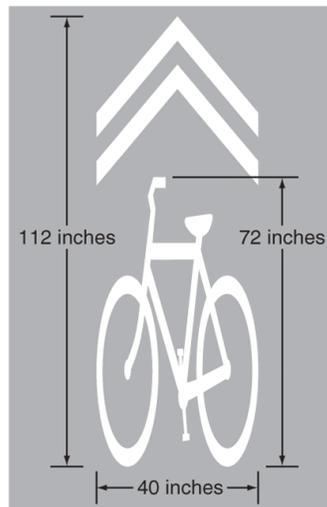
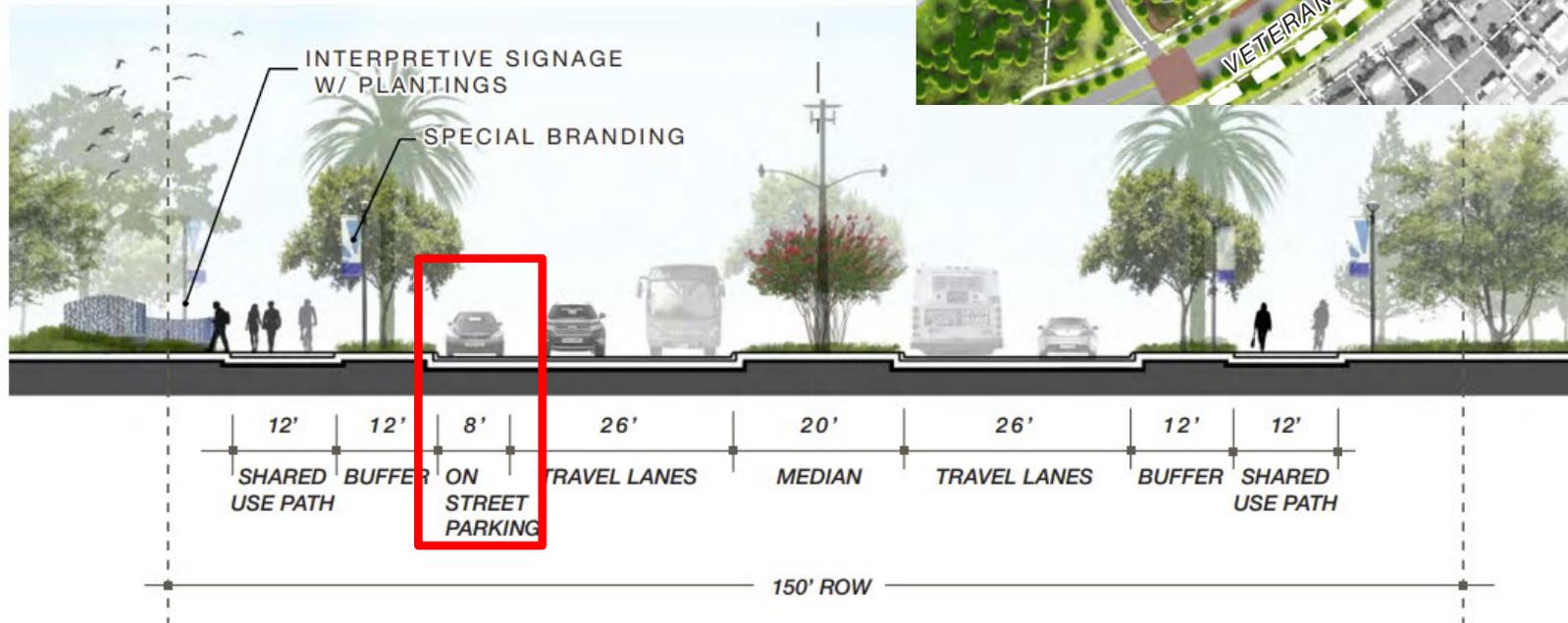


Figure 9C-9. Shared Lane Marking

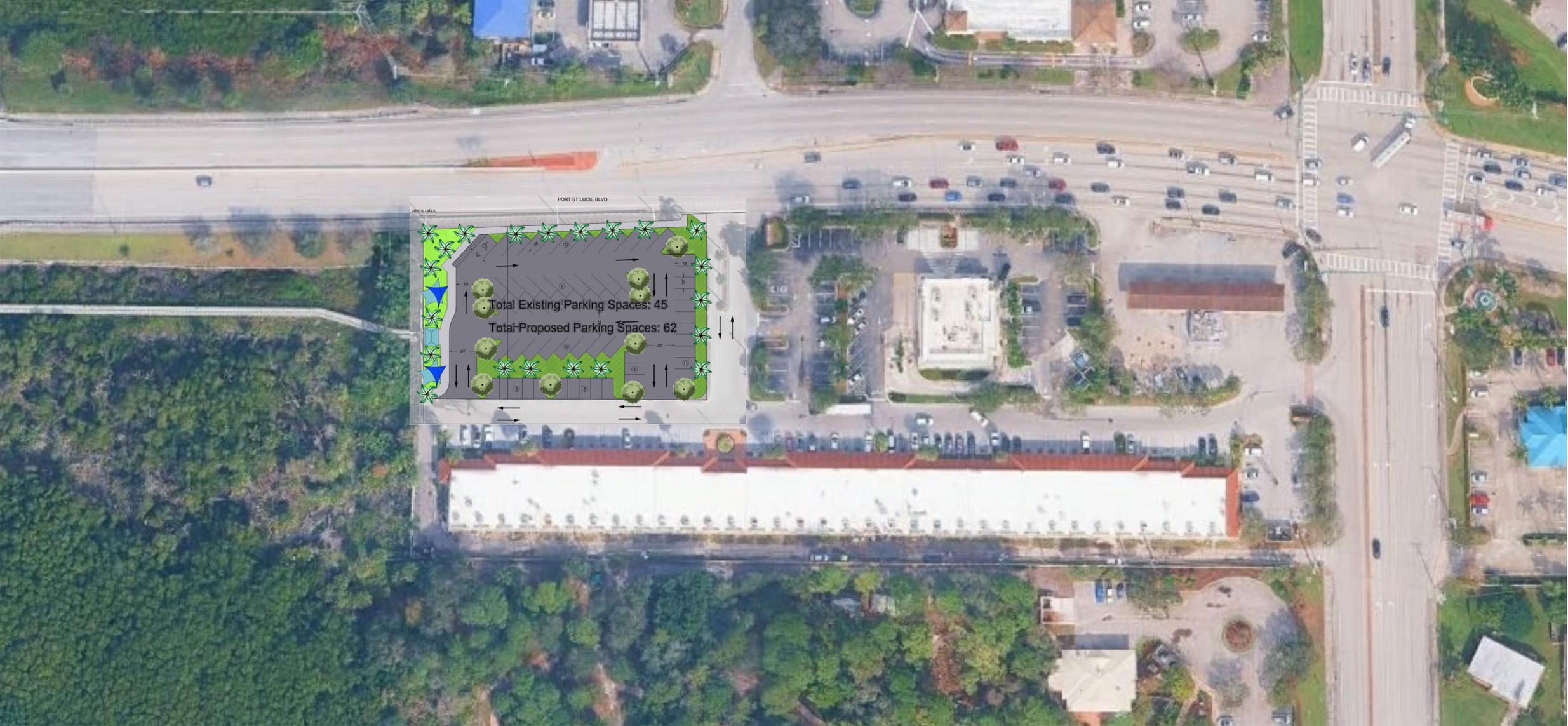


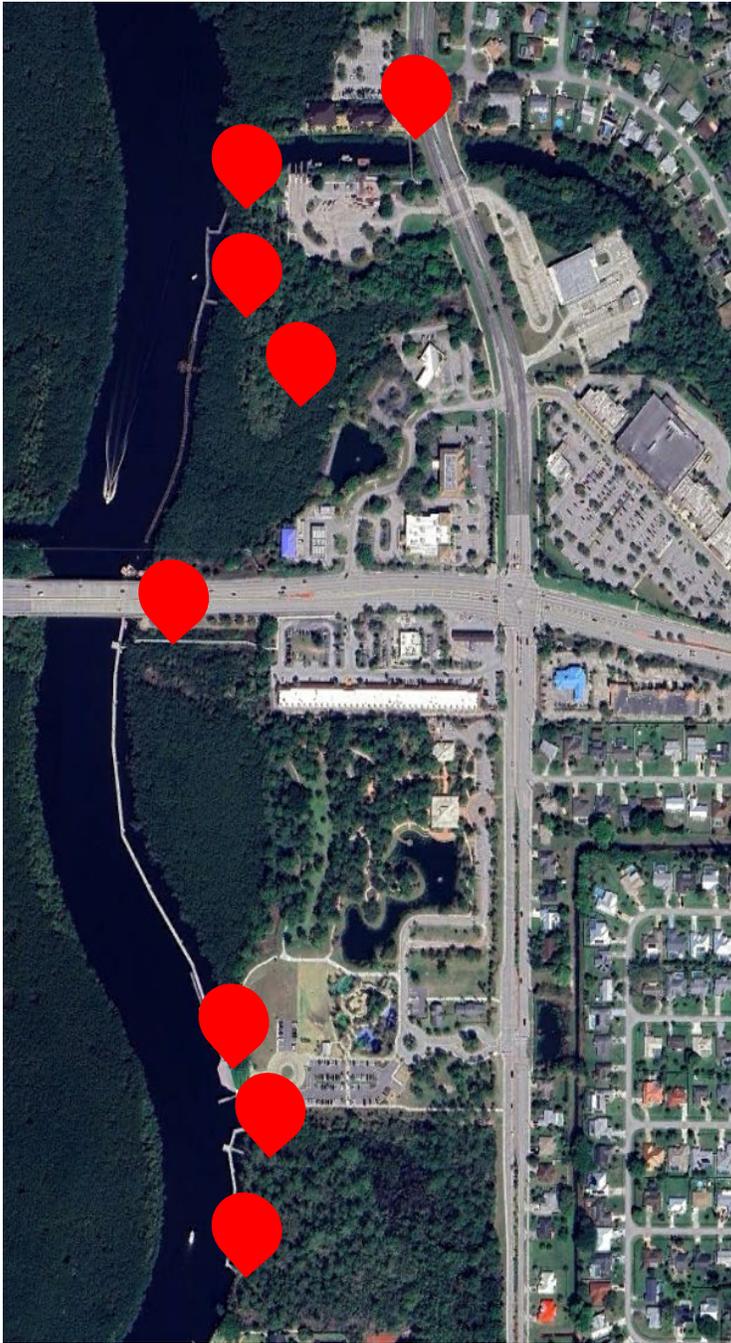
Parking Opportunities in The Port District Master Plan

- N3 - Midport Lake
- C1 - Veterans Memorial Park
- Promenade
- C7- Rivergate
- C8 - Tom Hooper
- On-Street Parking
- Trolley



Bridge Plaza Outparcel



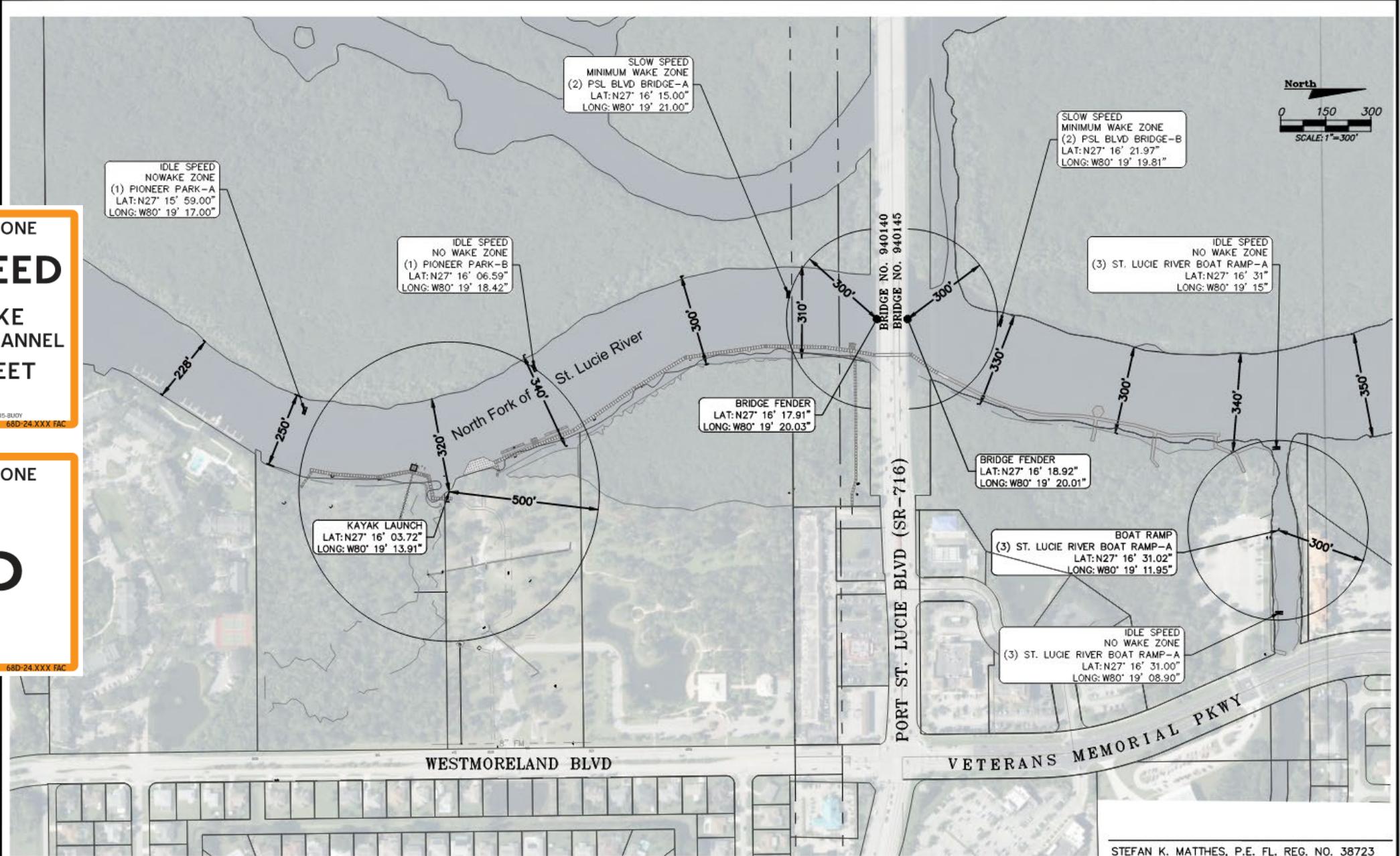


BOATING SAFETY ZONE
SLOW SPEED
 MINIMUM WAKE
 OUT OF MARKED CHANNEL
 WITHIN 300 FEET
 OF BRIDGE

REPORT MISSING OR DAMAGED MARKERS: (888) 405-BUDY
 PERMIT NO.: 91-000 68D-24.XXX FAC

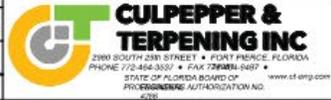
BOATING SAFETY ZONE
IDLE SPEED
 NO WAKE

PERMIT NO.: 91-000 68D-24.XXX FAC



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

C&T JOB NO. 16.031-007
 DESIGNED BY SKM 11/13/24
 DRAWN BY KU 11/13/24
 CHECKED BY SKM 11/15/24
 ENGINEER OF RECORD
 STEFAN K. MATTHES, P.E. FL. REG. NO. 38723



CITY OF PORT ST. LUCIE
 PROJECT NAME
 PROPOSED WATERWAY MARKERS EXHIBIT

THE PORT DISTRICT

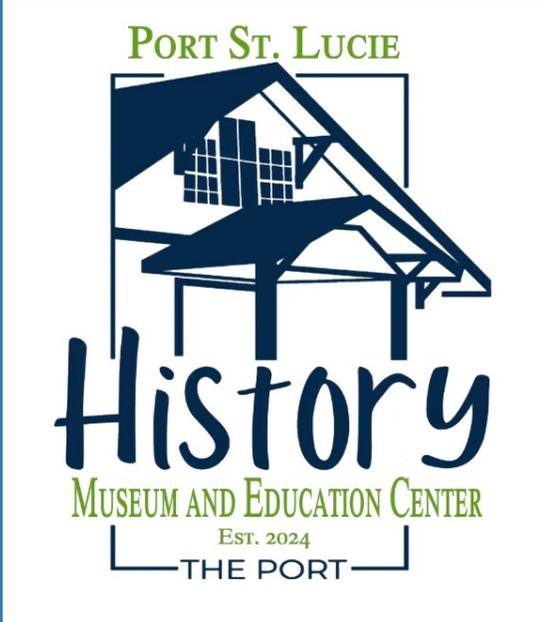
SHEET NO.
 1 OF 2

STEFAN K. MATTHES, P.E. FL. REG. NO. 38723





Modified Grass Parking



The grove
AT PORT ST. LUCIE



The Port District ~ Award Winning



**2025 Great Places in Florida People's Choice Award ~
Pioneer Park & The Port District**



ASLA Award of Honor ~ The Port District Master Plan



APA-FL Award of Excellence ~ The Port District Master Plan



**2025 Restoration, Rehabilitation or Adaptive Use –
Outstanding Achievement Award ~ Historic Peacock Lodge**



Park Attendance (6/15/24 through 12/30/25)

Visits: 671,800

Unique Visitors: 224,400

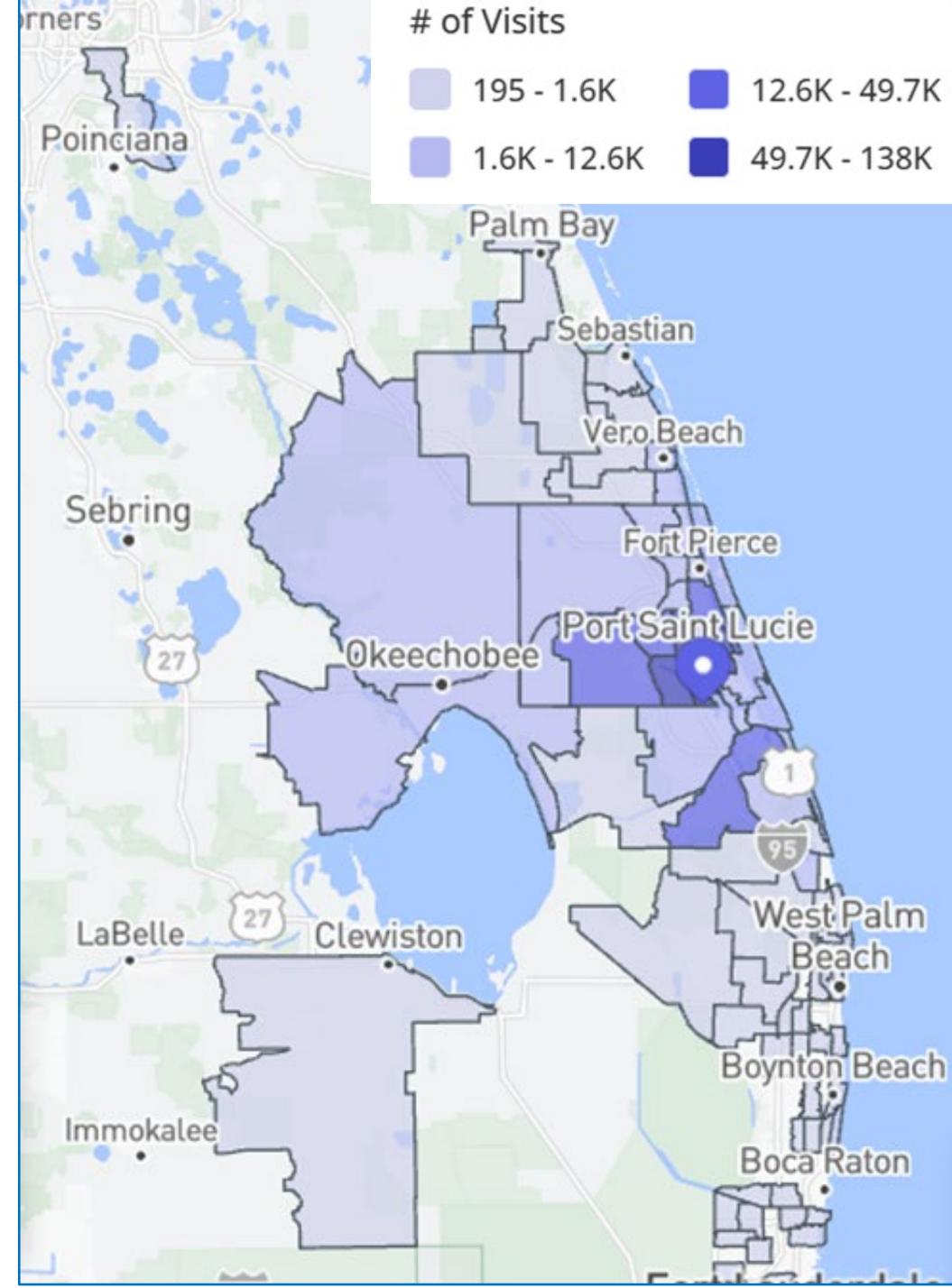
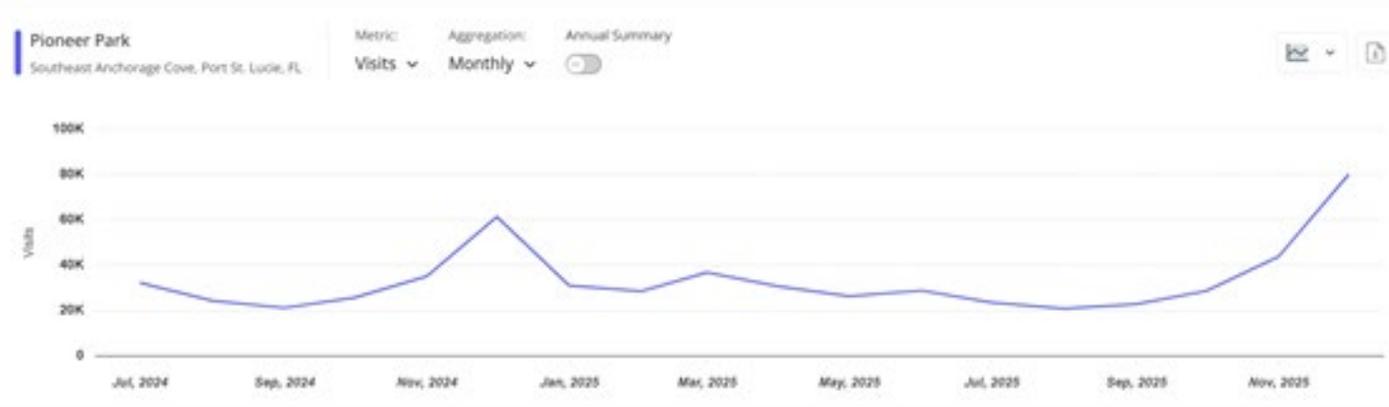
Visit Frequency: 2.99

Avg. Dwell Time: 50 minutes

Visitation Origins:

In the timeframe studied, visitations to Pioneer Park are comprised of 70.67% Port St. Lucie residents. The remaining attendance is attributed to other Florida residents (23.91%) and residents living outside the State of Florida (4.91%).

Visits Trend



Midport Lake
Park



Veterans
Memorial Park



Veterans Park
at Rivergate



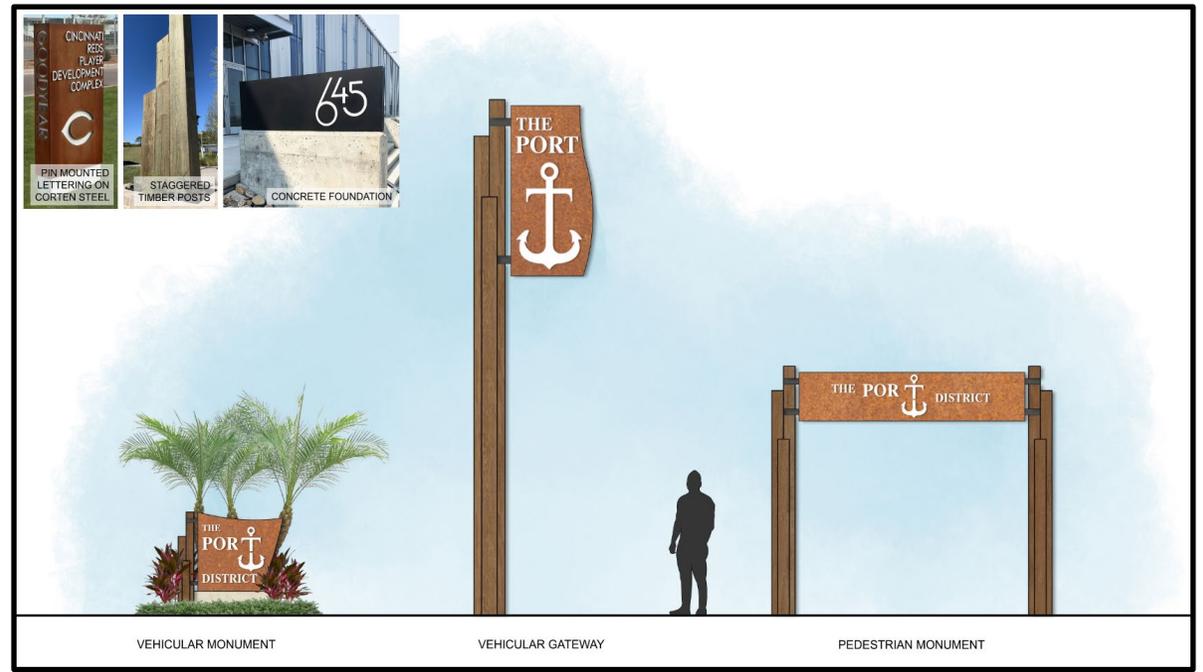
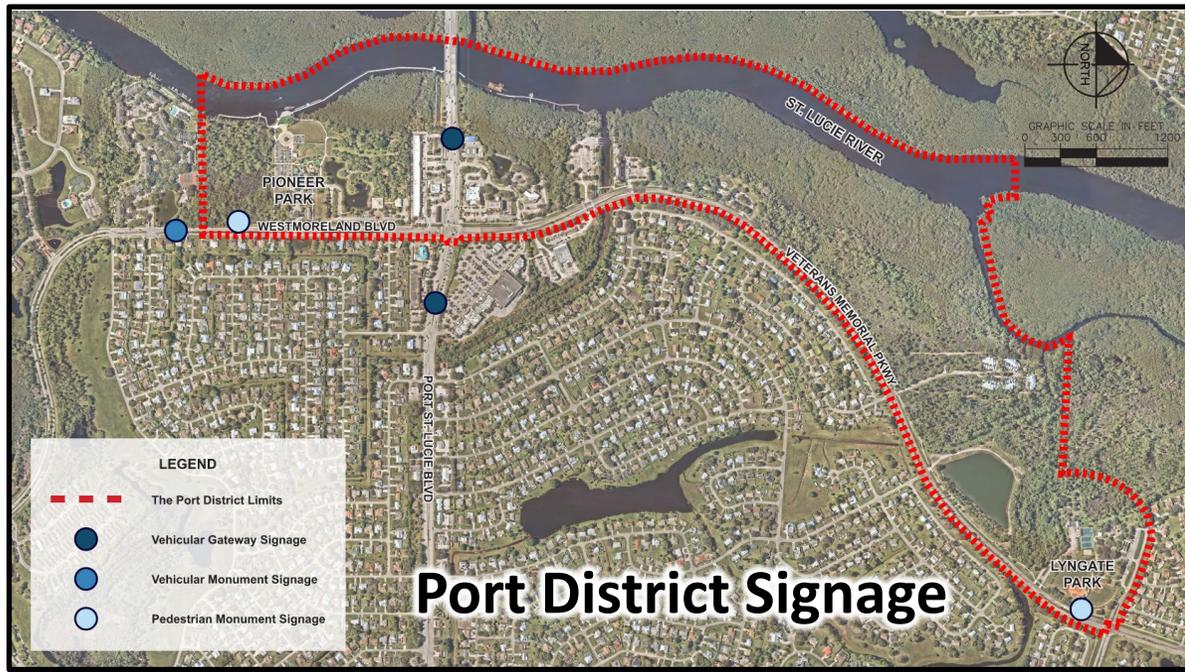
Tom Hooper
Park

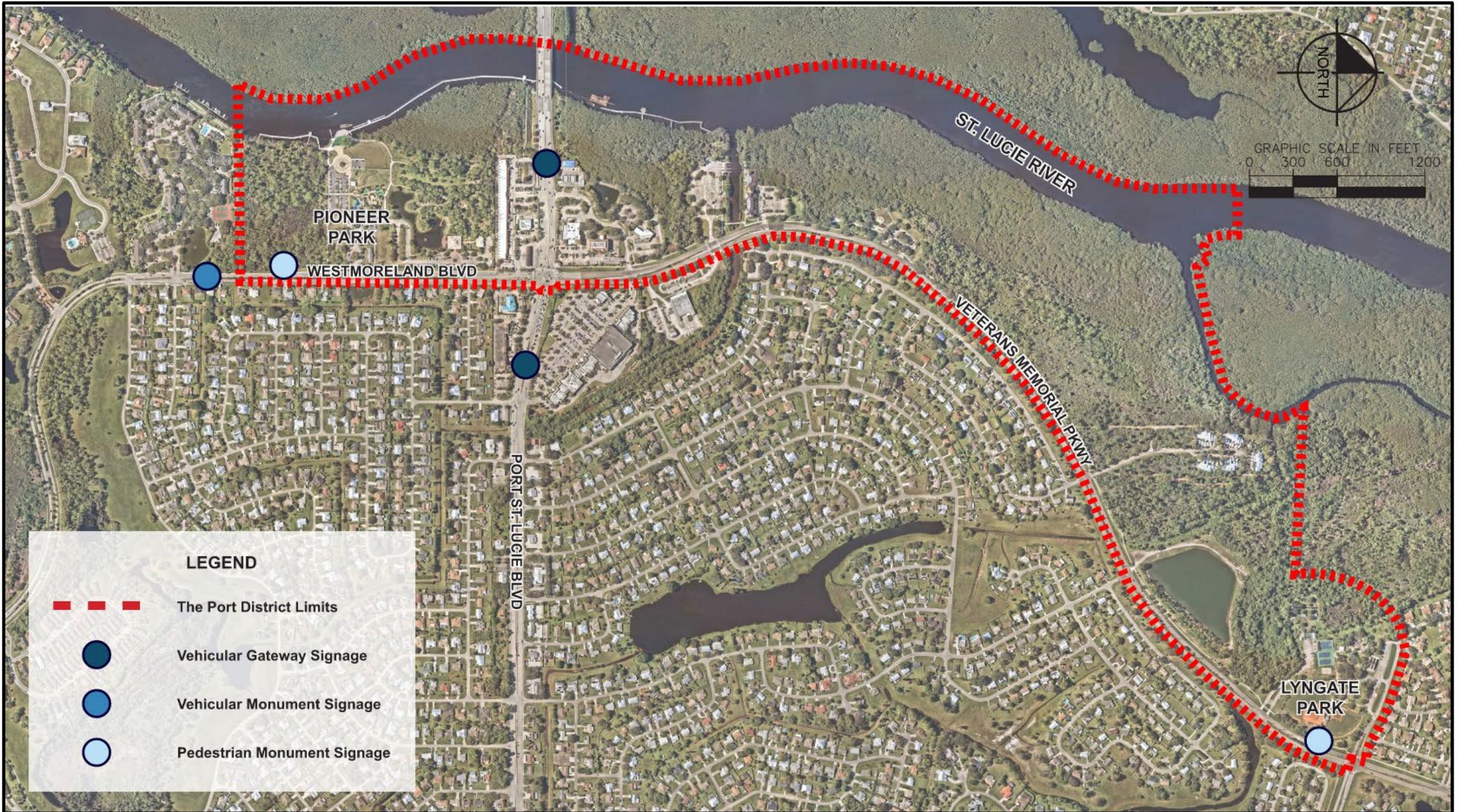


Botanical Gardens



Pioneer Park



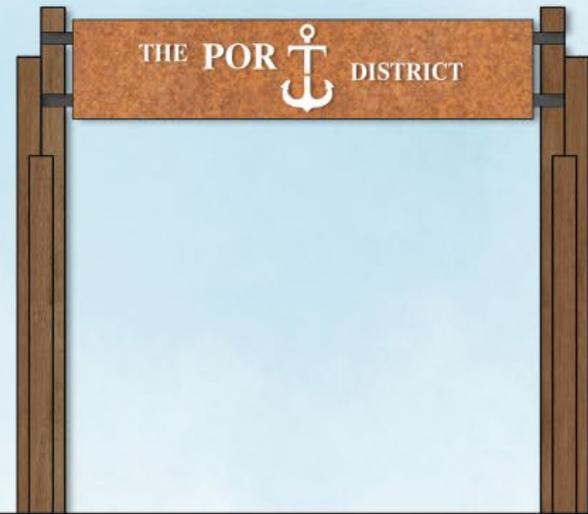




VEHICULAR MONUMENT



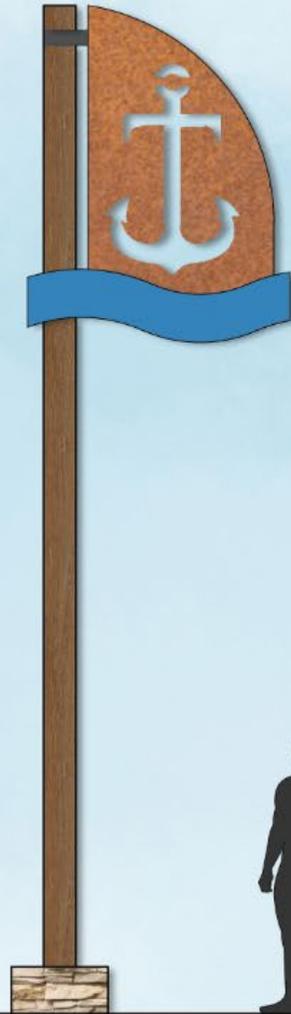
VEHICULAR GATEWAY



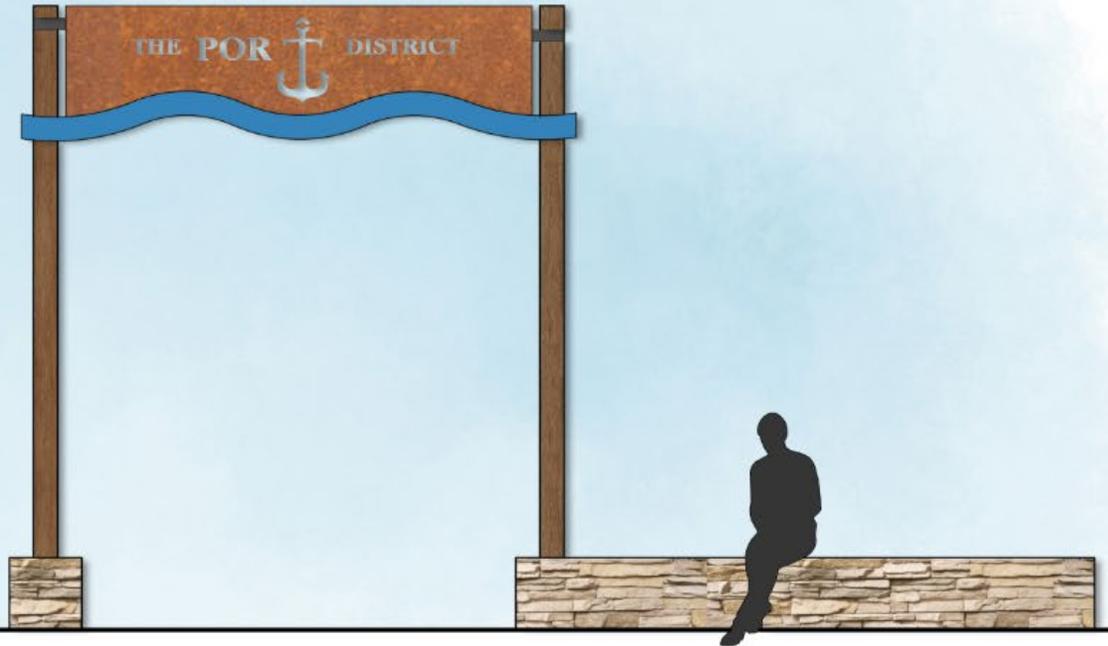
PEDESTRIAN MONUMENT



VEHICULAR MONUMENT



VEHICULAR GATEWAY



PEDESTRIAN MONUMENT



VERTICAL WOOD SLATS



CUT COQUINA STONE



PINNED 3D LETTERING



VEHICULAR MONUMENT

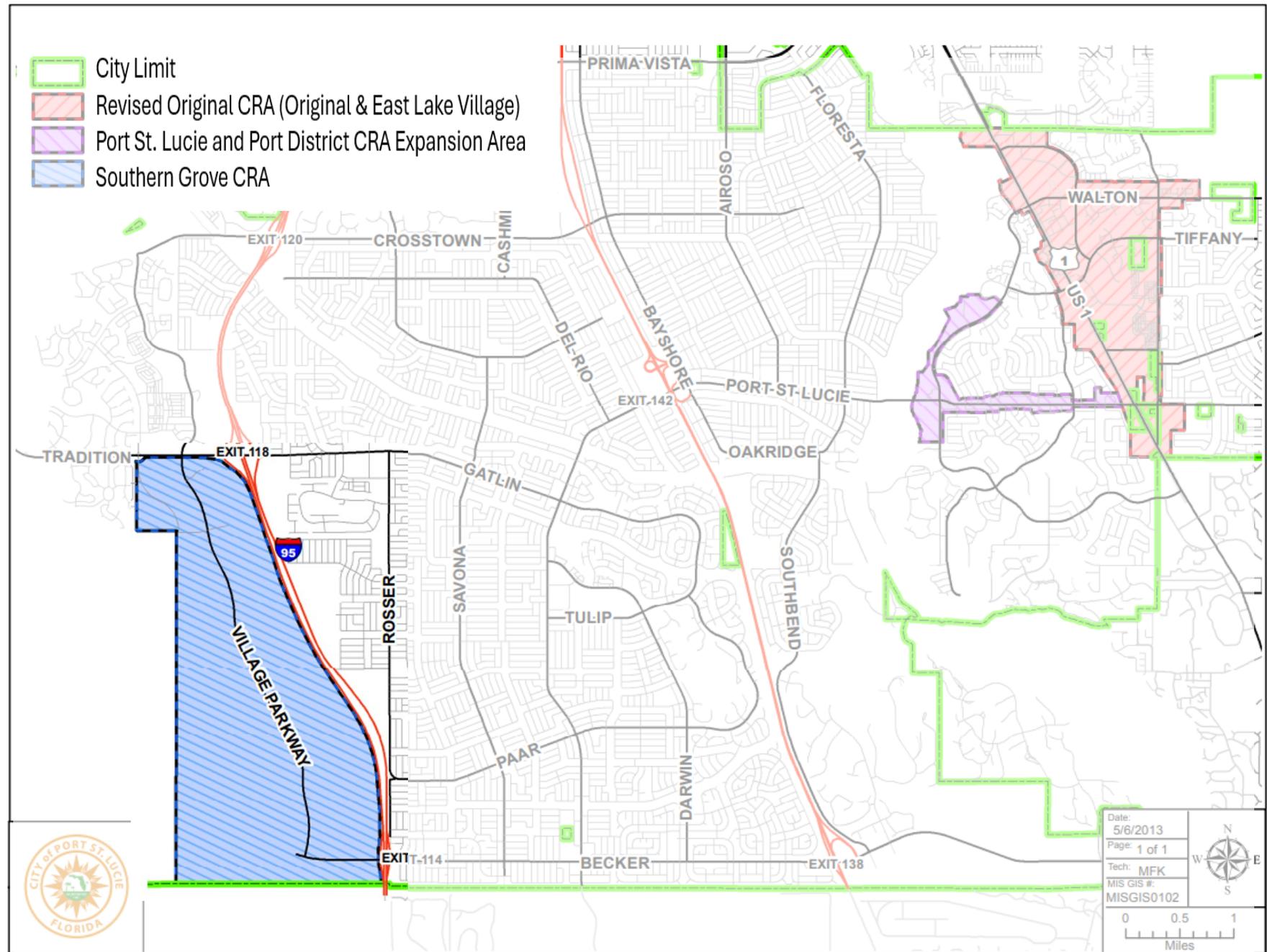


VEHICULAR GATEWAY



PEDESTRIAN MONUMENT

Southern Grove



Southern Grove Values

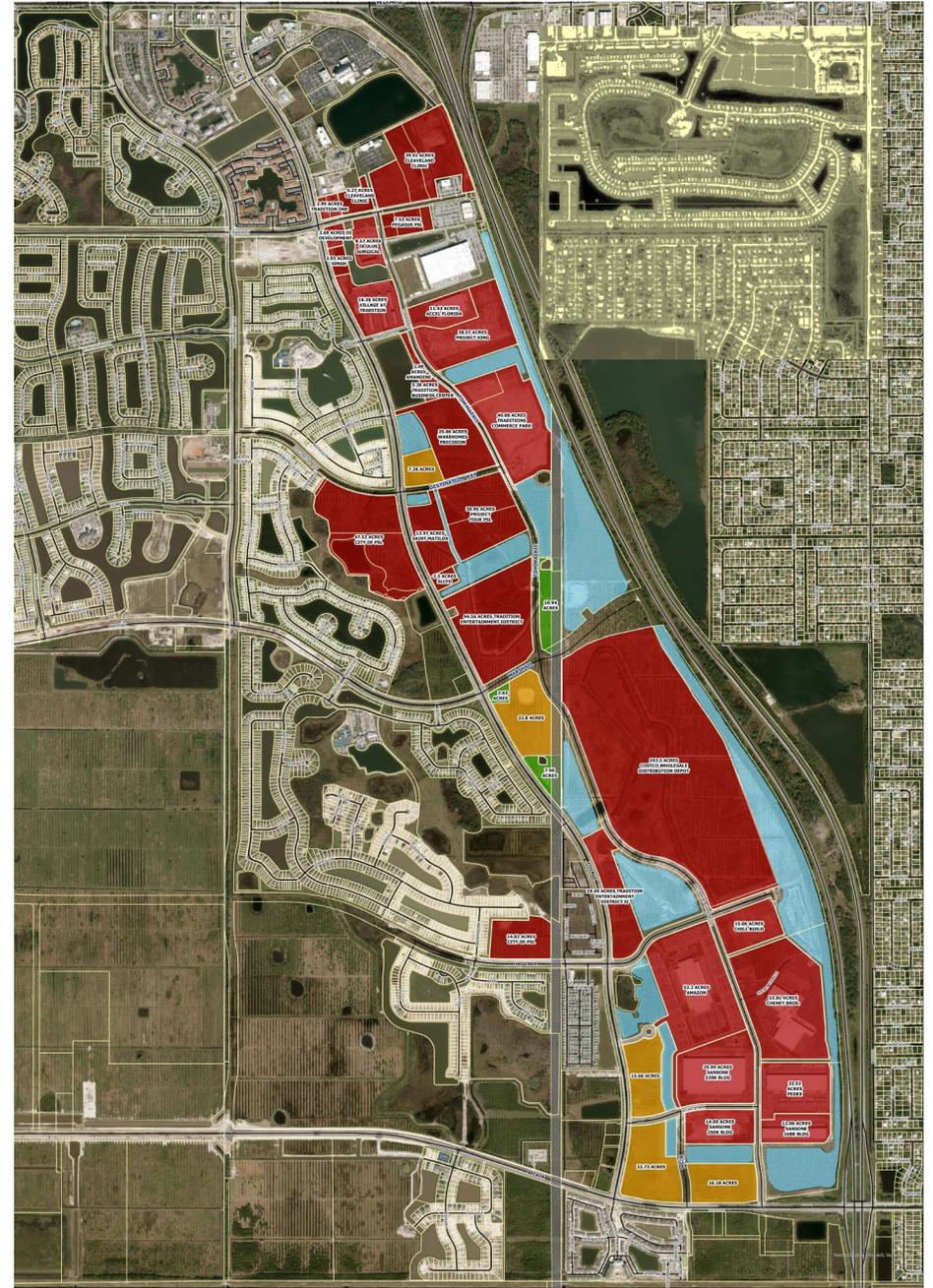
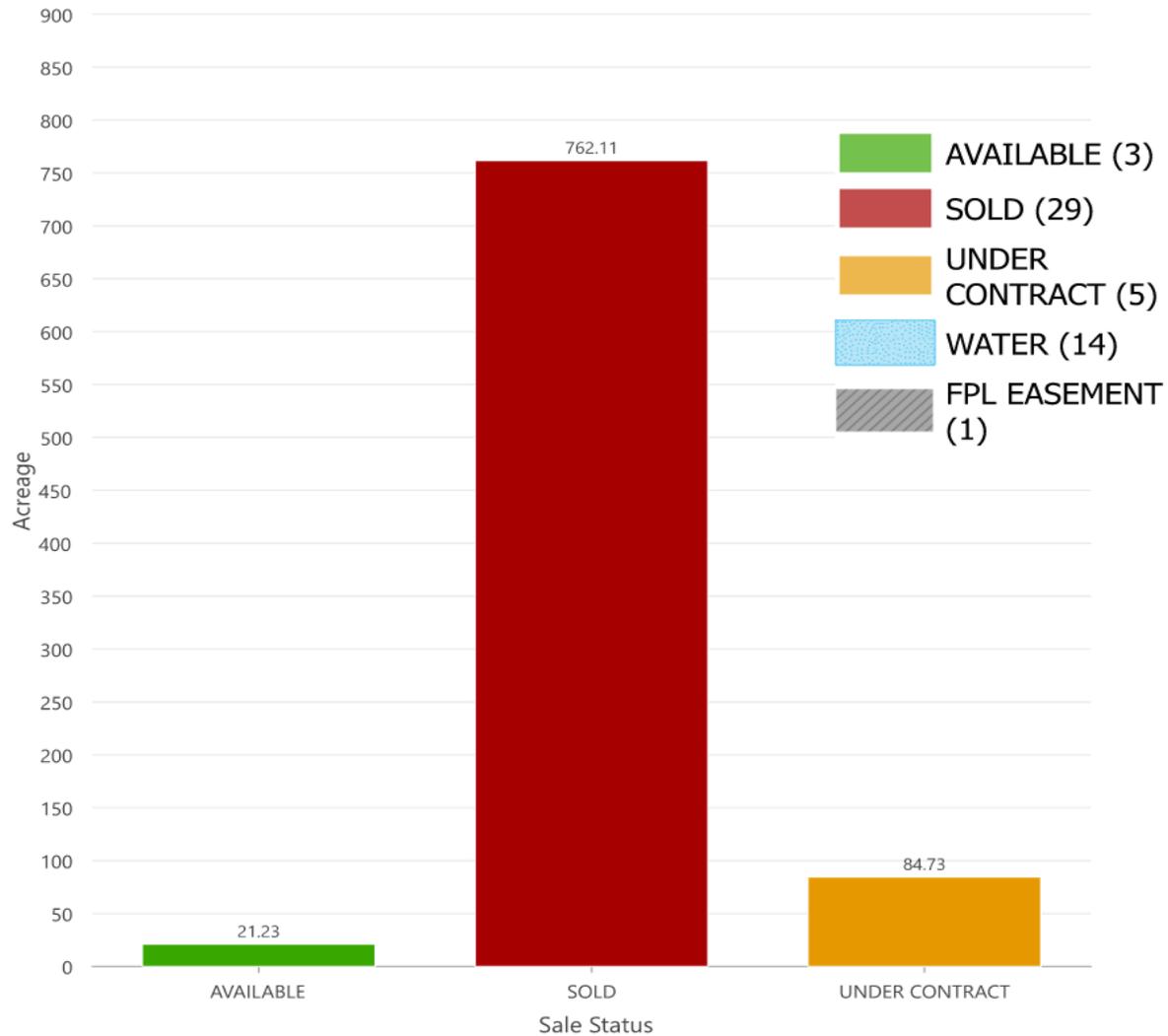
2012	\$15,568,706
2025	\$1,249,445,536
7,925.37%	

Year	Taxable Value	Valuation Increase since Prior Year	% increase since Prior Year
2011 \$	-		
2012 \$	15,568,706		
2013 \$	15,615,117	\$ 46,411	0.30%
2014 \$	13,807,379	\$ (1,807,738)	-11.58%
2015 \$	17,594,066	\$ 3,786,687	27.43%
2016 \$	49,913,621	\$ 32,319,555	183.70%
2017 \$	56,456,307	\$ 6,542,686	13.11%
2018 \$	67,243,421	\$ 10,787,114	19.11%
2019 \$	98,825,056	\$ 31,581,635	46.97%
2020 \$	168,767,378	\$ 69,942,322	70.77%
2021 \$	247,042,926	\$ 78,275,548	46.38%
2022 \$	446,660,683	\$ 199,617,757	80.80%
2023 \$	719,831,261	\$ 273,170,578	61.16%
2024 \$	1,004,813,343	\$ 284,982,082	39.59%
2025 \$	1,249,445,536	\$ 244,632,193	24.35%



Southern Grove

Sales Map

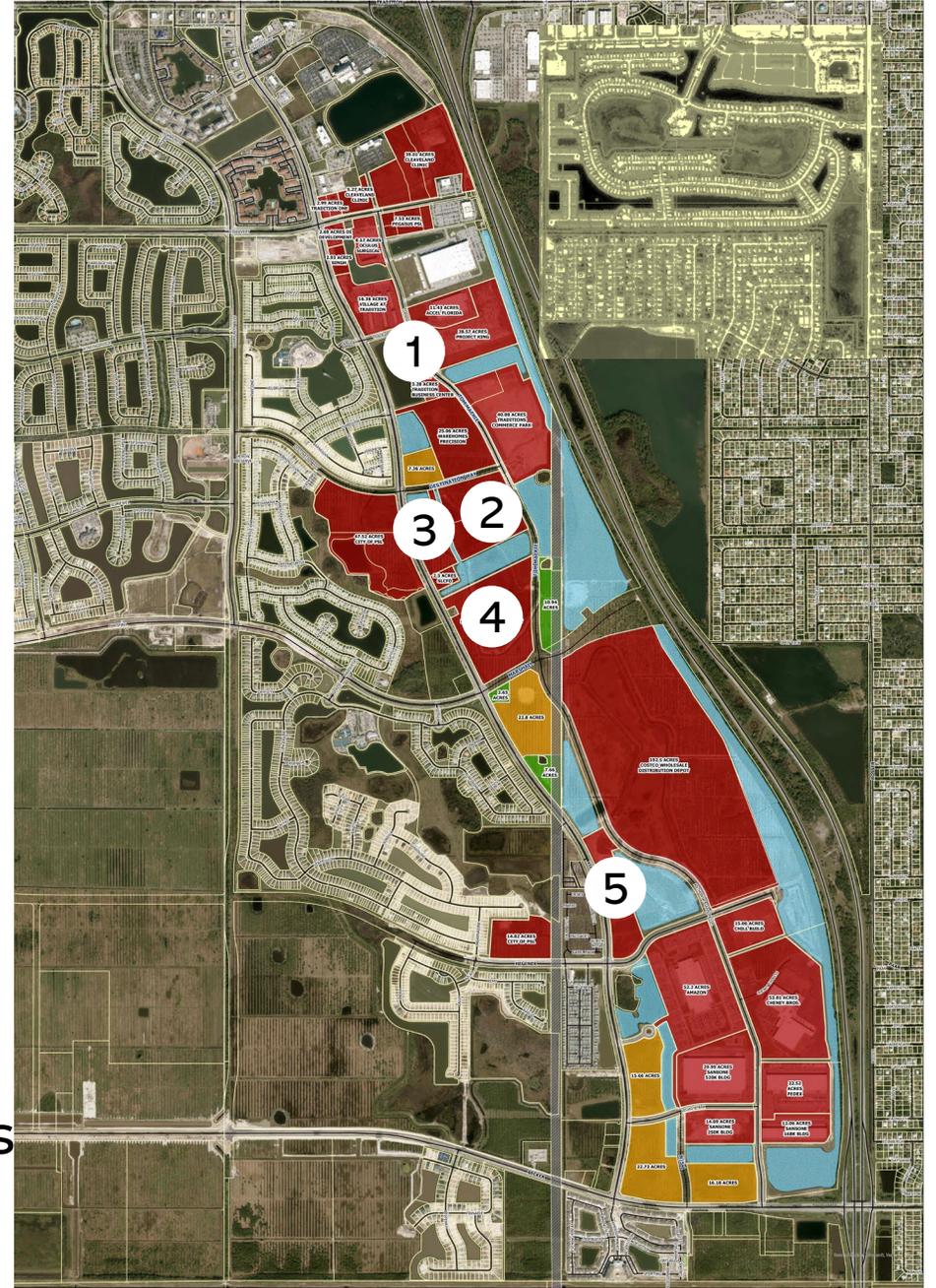




Southern Grove

Recent Sales

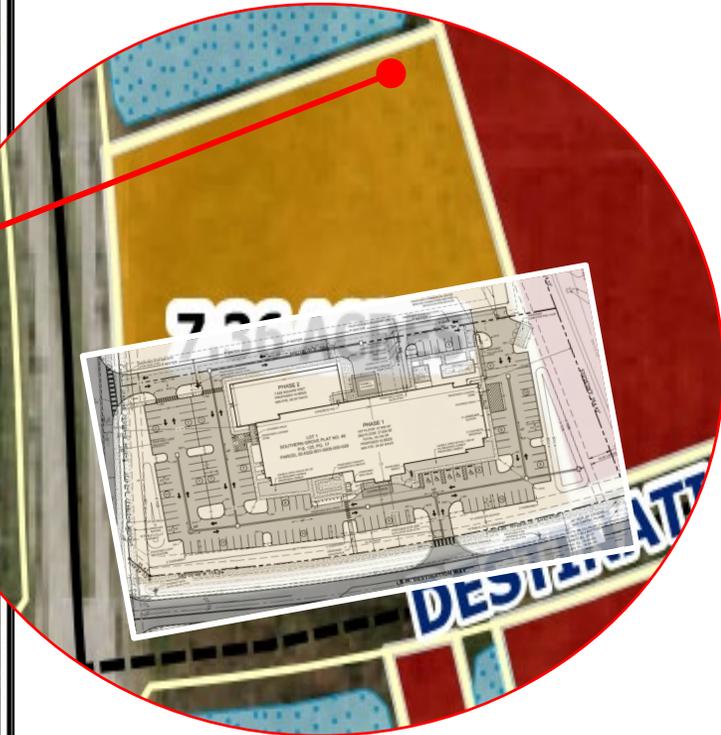
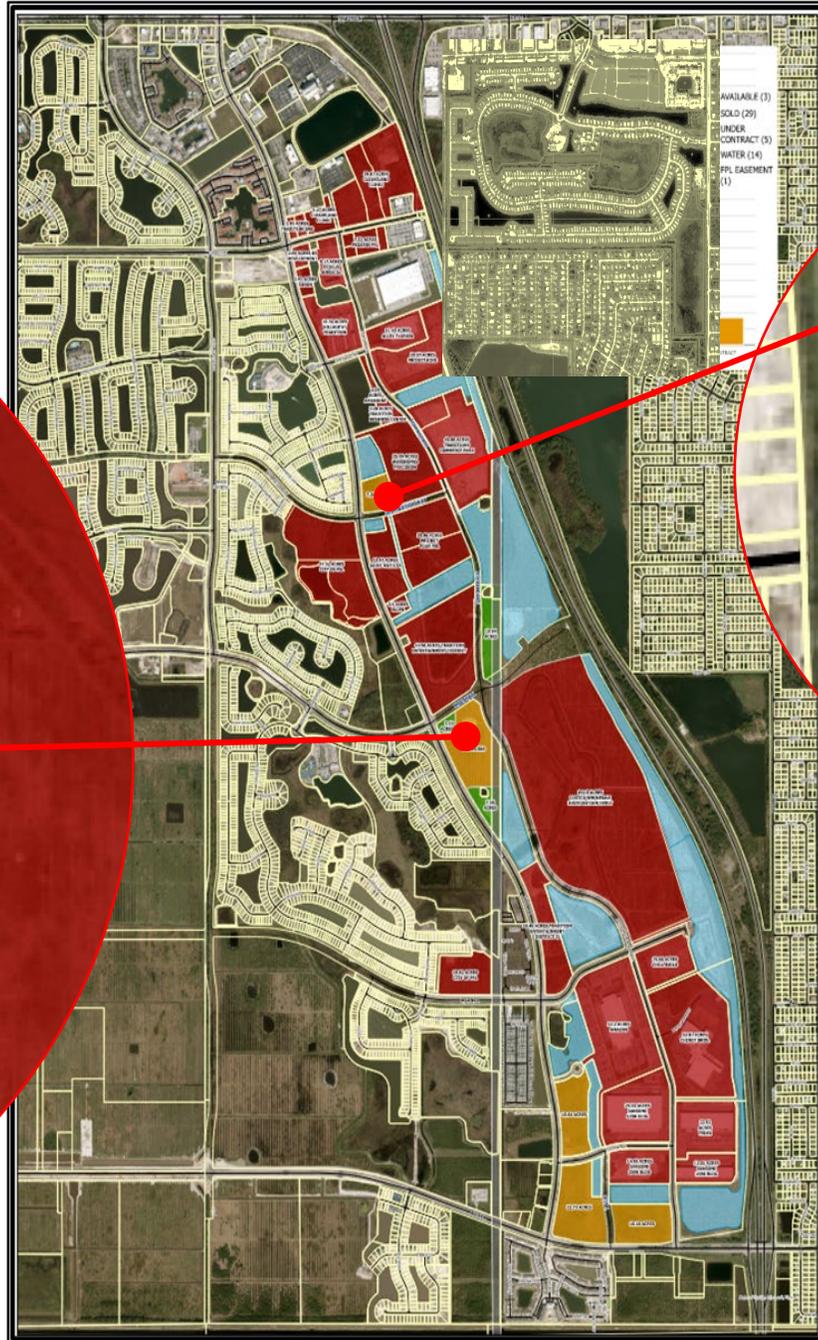
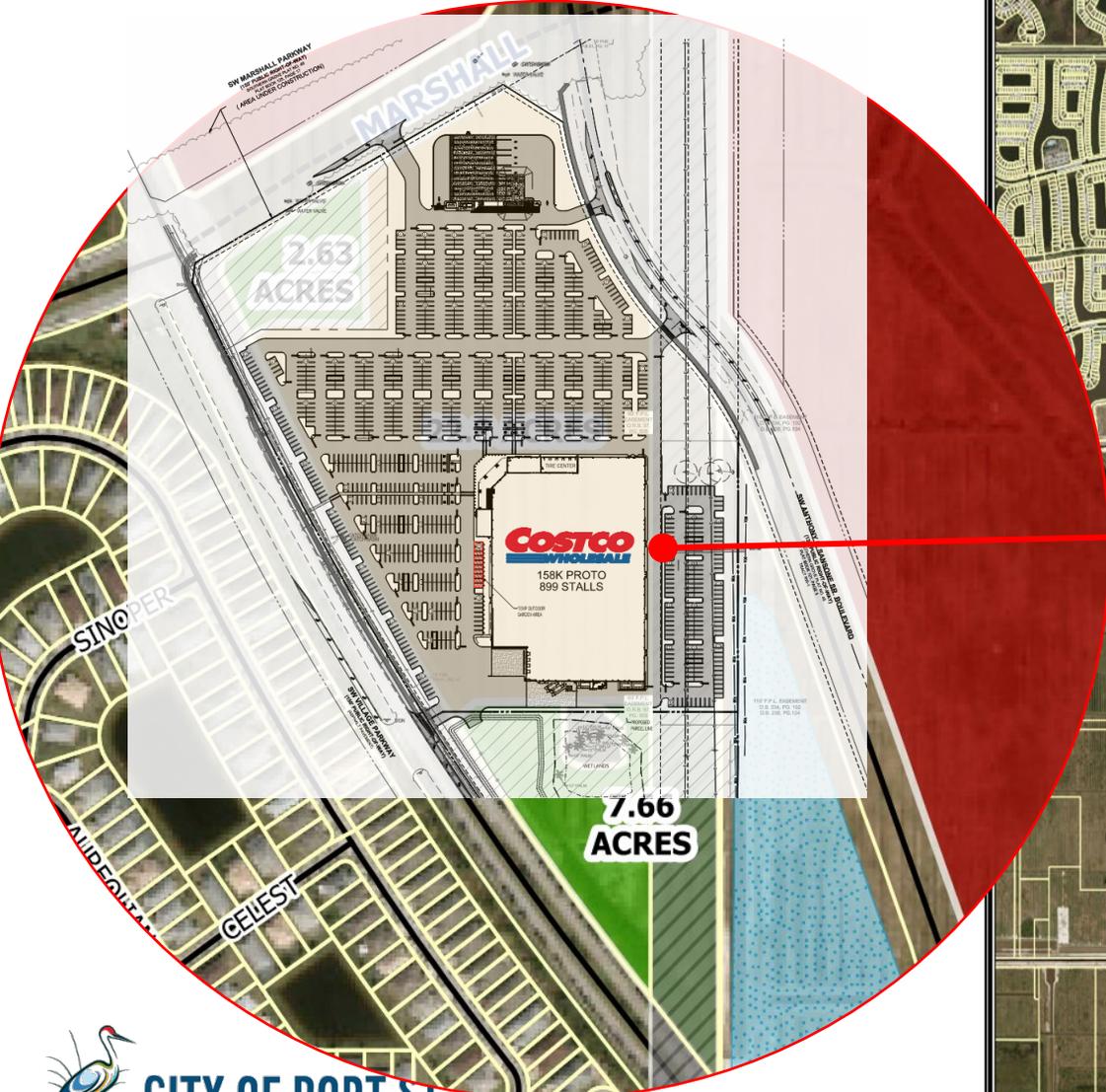
1. Amadine | 2.09 acres (Restaurants, Retail)
2. Four PSL | 30.96 acres (Manufacturing)
3. St. Matilda | 13.94 acres (Multifamily)
4. Tradition Entertainment District | 44.54 acres
5. Tradition Entertainment District II | 19.49 acres





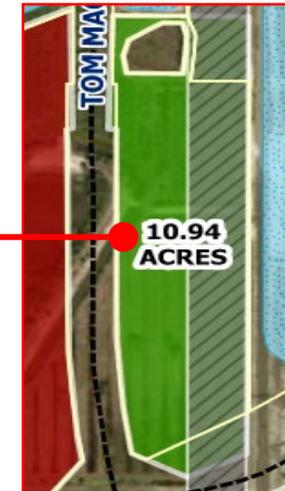
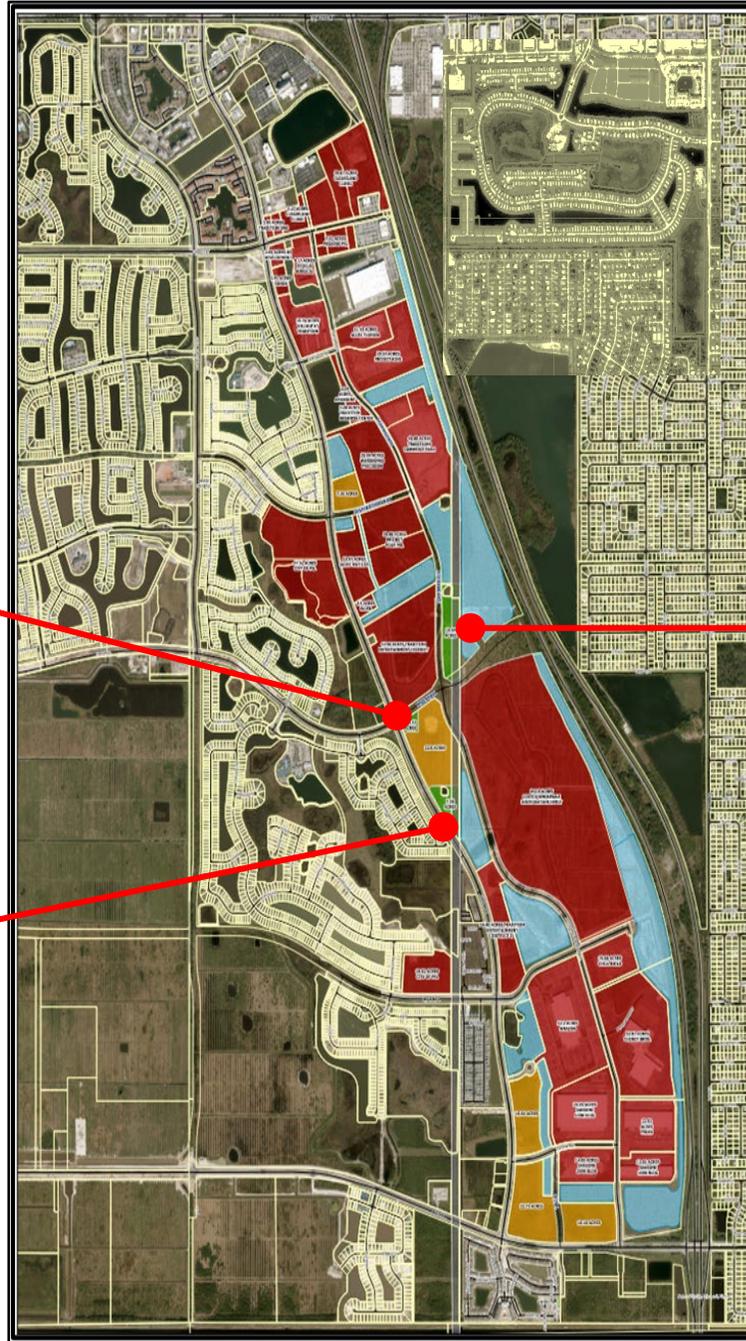
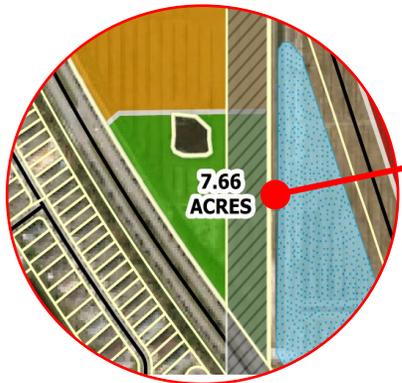
Southern Grove

Recent PSAs





Southern Grove Remaining Parcels



Southern Grove

Additional development



Southern Grove Jobs

City Electric Supply / TAMCO

OCULUS Surgical

ACCEL International

FedEx Ground

Cheney Brothers

Amazon Delivery Station

Costco Depot – Phase I

Costco Depot – Phase II

Four PSL

Import Mex Distributors

**NEARLY 4M
SQUARE FEET**

**OVER \$473M
IN CAPITAL
INVESTMENT**

2,300 +/- JOBS

Tradition / Gatlin



Becker

Southern Grove Infrastructure

An aerial photograph showing a newly paved road with yellow and white lane markings curving alongside a canal. The area is landscaped with green grass and young trees. In the background, there are large industrial or commercial buildings under a clear sky.

Phases

Tradition Commerce Loop Road	\$	3,489,737.88
Hegener PH 2 (Mackie PH 1)	\$	1,381,155.52
Hegener PH 3 (Mackie PH 2)	\$	4,026,130.00
Hegener PH 4 (Mackie PH 3)	\$	8,532,488.40
Sansone PH 3	\$	11,724,292.72
Sansone PH 2	\$	2,319,117.95
Sansone PH 1	\$	3,159,467.54
	\$	34,632,390.01

Grants

Florida Job Growth	\$	3,000,000.00
Florida Job Growth	\$	3,500,000.00
State Appropriations	\$	3,000,000.00
ARPA	\$	5,850,000.00
	\$	15,350,000.00



COMMUNITY REDEVELOPMENT AGENCY

QUESTIONS?

Frank Knott, CRA Executive Project Manager
March 23, 2026