

Florida Job Growth Grant Application

City of Port St. Lucie



2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: City of Port St Lucie

Government Federal Employer Identification Number [REDACTED]

Primary Contact Name: Elijah Wooten

Title: Business Navigator

Mailing Address: 121 SW Port St Lucie Blvd

Port St Lucie, FL 34984

Phone Number: 772-873-6374

Email: ewooten@cityofpsl.com

Secondary Contact Name: Wes McCurry

Title: CRA Director

Phone Number: 772-871-7386

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida's Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

Road, water, sewer and electric utility improvements for the Tradition Center for Commerce. A detailed project description and the proposed cost are referenced in the addendum.

B. Provide location of public infrastructure, including physical address and county of project.

The extension of Hegener Drive will serve as the main north-south spine for the Tradition Center for Commerce. The project is located in the City of Port St Lucie in St Lucie County, FL.

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

The right-of-way is currently owned by a public entity, Port St Lucie Governmental Finance Corporation, and will be donated and conveyed to the City of Port St Lucie as part of the project.

D. Provide current property owner.

Port St Lucie Governmental Finance Corporation, a Florida not for profit corporation, wholly owned and formed by the City of Port St Lucie to acquire properties and assist in financing City projects.

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

The extension of Hegener Drive will serve as the main spine road for the Tradition Center for Commerce which is located in the City of Port St Lucie's jobs corridor.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

The extension of Hegener Drive in the Tradition Center for Commerce will provide access to approximately 108 acres for office and industrial development in the City's jobs corridor. Based on the existing entitlements in the MPUD, the 108 acre parcels can accommodate 1,606,905 square feet of office and industrial development.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here](#)).

o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.

o Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

The City of Port St Lucie is requesting funding assistance for a roadway improvement project to provide access to 108 acres of undeveloped land within an industrial park known as the Tradition Center for Commerce. Tradition Center for Commerce is located along Interstate 95 in an area of the city designated as the jobs corridor. The jobs corridor is approximately 1,400 acres of largely undeveloped land with five miles of frontage along I-95. A number of infrastructure improvements have been constructed to attract investment in the jobs corridor including two interchanges on Interstate 95, construction of a four land north south arterial roadway and the extension of water and sewer lines.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Please see the attached addendum for additional information.

B. What permits are necessary for the public infrastructure project?

South Florida Water Management District (SFWMD) Environmental Resource Permit
 SFWMD Consumption Water Use Permit
 City of Port St Lucie Construction Permit
 Southern Grove Community Development District Work Authorization

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The estimated time line to obtain the above referenced permits is six months, after a design consultant has been selected. City projects receive priority and the estimated approval time frame is three months

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The future land use is New Community Development District (NCD). The zoning is Master Planned Unit Development (MPUD). The proposed improvements will conform to the uses referenced.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

- G. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

The City of Port St Lucie will contribute \$1 million from the Tradition Economic Development Fund. The Governmental Finance Corp will contribute the right of way with market value of \$160,000.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

The addendum provides detailed responses to the application. The proposed budgets, maps and supporting documents for the road and utility improvements are included in the exhibits.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 3,150,509.25
 Florida Job Growth Grant Fund

A. Other Workforce Training Project Funding Sources:

City/County \$ 1,000,000
 Private Sources \$

Other (grants, etc.) \$ 160,000
Total Other Funding \$ 1,160,000

Please Specify: Right of way

B. Public Infrastructure Project Funding Sources:

Construction \$ 3,192,699.43
 Reconstruction \$
 Design & Engineering \$ 416,439.06
 Land Acquisition \$
 Land Improvement \$

Other \$ 541,370.76
Total Project Costs \$ 4,150,509.25

Please Specify: Contingency

Note: The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The matching grant funds will be provided by the City of Port St Lucie through the Tradition Economic Development Fund. The funding is currently available for qualified economic development projects. A budget amendment ordinance approved by the City Council will be required to use funds from the Tradition Economic Development Fund if the project is approved. The property is owned by the Governmental Finance Corporation who will contribute the land needed for the road right-of-way.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The grant agreement would need to be presented to and approved by the City Council. Pursuant to City Charter Sec. 4.04, the City Manager is authorized to sign contracts on behalf of the City.

If board authorization is not required, who is authorized to sign?

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

The City Council meeting schedule is included in the exhibits. The Mayor can call a Special City Council Meeting. Notices are published five days prior to the meeting date.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Pursuant to the City Charter, section 4.04, which outlines the powers and duties of the City Manager, the City Manager may, among other things, "sign contracts on behalf of the City pursuant to the provision of appropriations ordinances."

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Port St Lucie

Name and Title of Authorized Representative: Russ Blackburn, City Manager

Representative Signature: 

Signature Date: 8-5-2019

**Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
Addendum**

1. Program Requirements

A. Provide a detailed description of the public infrastructure improvements.

The City of Port St. Lucie is undertaking the construction of Hegener Drive that will connect to Tom Mackie Boulevard in the Tradition Center for Commerce. The project includes all work associated with the construction of approximately 2,580 linear feet of roadway, including earthwork, clearing and grubbing, sidewalks on both sides, swale and underground drainage, installation of FPL conduit, potable water system, wastewater system and all work and materials to provide a complete project.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote economic recovery, economic diversification and economic enhancement of a targeted industry.

The proposed roadway including drainage and utility service improvements will serve ±133 acres and provide direct access to an additional ±108 acres of vacant land that can accommodate an estimated 1,606,905 square feet of commercial development, generate over 2,473 new jobs, and promote economic recovery in the City of Port St. Lucie.

Land Use/Industry Sector	Acres (±)	FAR	Building Sq Ft (±)	Employees per 1,000 Sq Ft	Est. No. of Employees
Industrial/Warehouse/Distribution	54.13	0.32	796,937	0.4	319
Office/R&D	54.13	0.32	809,968	2.66	2,155
Total	108.27		1,606,905		2,473
Public Road ROW	6.22				
Stormwater Retention (TOB)	19.40				
Total	133.89				

The City of Port St Lucie was one of the areas in Florida hardest hit by the Great Recession. From 2002 to 2006, Port St. Lucie was one of the fastest growing areas in the country. The tax base dropped by over 51% from 2007 to 2012. Property values fell from a high of \$13 billion in 2007 to a low of \$6.3 billion in 2012. The current value is at \$8.8 billion. To weather the Great Recession, the City had to cut operating expenses, capital expenses and draw down on reserve funds. Consequently, the City is limited in its ability to fund capital projects needed to recruit new businesses and private investment to the area. Unemployment peaked in 2010 with a high of 14.8 percent in St. Lucie County compared to 11.5% for the State of Florida. Historically, the unemployment rate in St. Lucie County has always exceeded the unemployment rate for the State of Florida.

High population growth in the City of Port St. Lucie has contributed to St. Lucie County’s higher unemployment numbers. The City of Port St. Lucie was incorporated in 1961 by the General Development Corporation (GDC) and was designed as a primarily residential community. The development plan created over 80,000 platted single-family residential lots with limited land for commercial or industrial uses to adequately serve a city with a large and growing population. The City of Port St. Lucie has experienced decades of rapid population growth and is now the eighth largest city in Florida by population and the third largest in South Florida. Rapid population growth has increased the number of job seekers in the local labor force. Growth in employment has not kept pace with population growth.

With the annexation of the 3,606 acres of land known as the Southern Grove DRI, the City has been able to accommodate and target large employers. The City designated the 1,400 acres in Southern Grove – spanning two interchanges with Interstate 95 – as a jobs corridor in 2006 and adopted a targeted industries list to attract manufacturing, medical industries, pharmaceutical industries, research and development, bioscience and other industries to Port St. Lucie. The Great Recession severely impacted the development plan for Southern Grove and the jobs corridor. More than \$165 million in special assessment bonds were issued in Southern Grove prior to the recession in 2008 to fund the infrastructure improvements, which included roadways, I-95 interchange access, storm water improvements, water and sewer facilities. These bonds were secured by the assessments levied against the properties within Southern Grove. The drastic decline in property values that followed the Great Recession limited investment in Southern Grove due to the high carrying cost of these assessments on the properties compared to the current value of the land.

As the economy has improved, retail and residential development has increased in Southern Grove as these uses can more easily absorb infrastructure costs to serve the development compared to industrial uses. The City of Port St Lucie is committed to preserving industrial land for economic development to attract and retain manufacturing, research and development and life sciences industries. The grant funding will promote job growth in targeted industries and increase the number of high wage jobs in the city and county. In addition, the city’s many amenities and ample supply of existing and planned workforce housing are a benefit for the employees of prospective employers relocating and expanding in Port St. Lucie.

The buildout of the office, warehouse and research/development sites to be served by this project will generate an estimated annual revenue to the City of Port St Lucie of ±\$395,000, based on ad valorem taxes paid by existing development.

Development Type	Projected Annual Ad Valorem Revenue
Office	\$ 219,698
Warehouse/Industrial	\$ 130,951
Research & Development	\$ 43,846
Total	\$ 394,495

- Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new jobs will be created using North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.

In December 2017, the City of Port St Lucie was awarded a \$3,003,247.83 Florida Job Growth Grant to fund infrastructure improvements in the Tradition Center for Commerce. The grant provided funding for the construction of a loop road, as well as water and sewer improvements that opened 100 acres of pad ready sites for commercial and industrial development. The initial benefactor of the loop road was City Electric Supply (NAICS Code 31-33), which purchased 38 acres and built a 411,000-square foot manufacturing and distribution facility. The company will retain 222 full time employees, create 50 new jobs and make a capital investment of \$38 million in equipment, real estate and the construction of their manufacturing and distribution facility. The State of Florida successfully retained City Electric Supply against competitors Dallas, Texas and Charlotte, North Carolina. The company started site work in July 2018 and anticipates receiving their certificate of occupancy in September 2019.

Based on the above 100 acres made available for industrial development by the prior Florida Job Growth Grant, the St Lucie Economic Development Council has referred two additional manufacturing prospects interested in purchasing sites in the Tradition Center for Commerce. Oculus Surgical (NAICS Code 339112) is a manufacturer and distributor of ophthalmic instruments. The company is negotiating a purchase and sale agreement to purchase 9.75 acres to build a 50,000-square foot manufacturing and distribution facility. The company will create 50 new jobs over a three-year period paying an average wage of \$42,000 plus benefits and invest \$6.9 million in capital improvements. The State of Florida is competing with Seattle, Washington; Houston, Texas and Minneapolis, Minnesota to retain the company.

The second project referred by the St Lucie Economic Development Council is Accel International (NAICS Code 33641), which is a manufacturer and distributor of cable and wiring for the aeronautical industry. The company is negotiating a purchase and sale agreement to purchase a 40-acre site in the Tradition Center of Commerce and intends to build a 100,000-square foot manufacturing and distribution facility. The company will invest \$42 million in equipment, land and construction of their new facility. Accel International will create 125 new jobs paying an average wage of \$47,000 plus benefits. The site being considered is adjacent to City Electric Supply. The State of Florida is competing with Connecticut and North Carolina to attract the expansion of Accel International.

The development activity of the above-mentioned employers will generate additional development interest and job growth within the Tradition Center for Commerce, which requires additional lands to be made available for development. The proposed extension of the loop road sought by this application would open an additional 74 acres for commercial and industrial development in the Tradition Center for Commerce allowing the City to build upon and sustain the momentum of employment growth in this area. This will support growth consistent with the Treasure Coast Regional Planning Council's Comprehensive Economic Development Strategy to grow jobs in the Energy Equipment Manufacturing, Biotechnology, Aircraft and Aircraft Part Manufacturing, Marine, and Automotive Manufacturing sectors.

- Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

The City of Port St. Lucie is requesting funding assistance for a roadway improvement project to provide access to an additional 74 acres of undeveloped land within an industrial park known as Tradition Center for Commerce. Tradition Center for Commerce is located along Interstate 95 in an area of the city designated as the Jobs Corridor. Port St. Lucie has grown to become the 8th largest city in Florida by

population and the third largest city by land size in the state. The Jobs Corridor is approximately 1,400 acres of largely undeveloped land with five miles of frontage along I-95. The area was formerly a citrus grove that was annexed into the City in 2004 and is part of the Southern Grove Development of Regional Impact (DRI). When Southern Grove was annexed into the city, the 1,400 acres along the I-95 corridor was earmarked as a future employment center to ensure the allocation of an appropriate quantity of lands in the city that are desirable for commercial and industrial purposes with high visibility and direct access to a major transportation corridor.

The Southern Grove DRI was approved in 2006 following annexation of the former citrus groves in 2004. The Southern Grove DRI is approved for 7,388 dwelling units, 2.4 million square feet of office space, 3.6 million square feet of retail space, 2.5 million square feet of research and development space, 4.6 million square feet of industrial space, a 300-bed hospital, 791 hotel rooms, and other ancillary uses. As identified in the City's Strategic Plan, the buildout of the Southern Grove DRI is a high priority for the City because of the potential to diversify the local economy, increase employment, and attract higher waged jobs to the city. As noted in a study conducted in 2016 by the Department of Economic Opportunity, the local economy is heavily dependent on health services, retail trade, leisure and hospitality.

In 2019, the average annual wage in St. Lucie County is \$38,130. In comparison, the average annual salary for the state of Florida was \$47,775 in 2019 and \$59,039 for the country as a whole. St. Lucie County has a higher than average outflow rate with over 62 percent of the working population commuting outside the county for employment compared to an average of 56.8 percent among all Florida counties.

A number of infrastructure improvements were constructed to attract investment in the jobs corridor including two interchanges with Interstate 95, construction of a north south arterial roadway known as SW Village Parkway, and the extension of water, sewer, and other utility services lines. The area is now home to the 300-bed Cleveland Clinic Tradition Medical Center with over 500 hundred employees, two life science buildings, Keiser University's Port St. Lucie Campus, several medical offices buildings, restaurants, and a hotel.

Tradition Center for Commerce is the next phase in the development of the jobs corridor. Tradition Center for Commerce North MPUD (master planned unit development) consists of 472 acres of available land that is approved for 3.9 million square feet of research and industrial development as well as retail and office uses. The area is accessible via SW Village Parkway and SW Discovery Way. Additional infrastructure improvements are required to support the subdivision of the large tracts of available land into smaller developable lots.

In 2017, Tradition Land Company began a process of divesting its interest in Tradition. In late 2017, the City was notified that the balance of the Southern Grove residential parcels and the entire Western Grove would be purchased through a conditioned agreement with Mattamy Homes. The broker for Tradition Land Company was unsuccessful in selling the non-residential properties, due to the financial burden caused by the special assessments for the infrastructure improvements in Southern Grove. Tradition Land Company offered to transfer approximately 1,223 acres of non-residential properties located in the jobs corridor to the City of Port St Lucie. In June 2018, the City Council accepted the transfer of 1,223 acres of non-residential property. With the acceptance of the 1,223 acres, the City is now in control of its jobs corridor and is actively seeking developers to joint venture in the development of office and industrial properties. The Hegener Drive extension would result in ±74 acres of pad ready commercial and industrial sites available for immediate development.

Recent developments in the Tradition Center for Commerce that will need access from the Hegener Drive extension includes the following:

Somerset Academy

- In January 2019, the Governmental Finance Corporation approved a letter of intent with Somerset Academy to lease 25 acres and establish a vocational-technical career academy charter school in the Tradition Center for Commerce.
- Somerset Academy will focus on collaboration with local industry and provide their students with on the job training and job placement after graduation. The office and industrial users with the Tradition Center for Commerce will serve as members of the advisory panel for Somerset Academy.
- The Hegener Drive extension will provide rear access for staff and deliveries for Somerset Academy Charter School.

Accel International

- In June 2019, the Governmental Finance Corporation approved a letter of intent with Sina Companies on behalf of Accel International to purchase forty acres for the manufacturing and distribution facility.
- Accel International is a coated wire manufacturing company that serves the aviation industry. The company will create 125 new jobs over a three-year period paying an average wage per employee of \$47,000 plus benefits.
- The company will build a manufacturing and distribution facility that will range in size from 150,000 square feet to 400,000 square feet dependent on the equipment used for manufacturing.
- Access to Hegener Drive will provide access to the property and the needed circulation of semi-trucks to the site.

Tambone Companies

- In May 2019, the Governmental Finance Corporation approved a development agreement with the Tambone Companies to facilitate the marketing, planning, and sale of approximately 84 acres of land in the Tradition Center for Commerce.
- A portion of the properties to be developed by the Tambone Companies are located south of the Accel International site and will need access from the Hegener Drive extension to access the property.

The following is a list of the Qualified Targeted Industries that will be served by the Hegener Drive extension.

Qualified Target Industry	NAICS Code
Biotechnology	541711
Ophthalmic surgical Instruments manufacturing	339112
Aircraft parts manufacturing	33641
Software publishing	51121
Research and development	541714
Lighting and light fixture manufacturing	Sector 31-33

2. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The commencement date of the proposed road and utility infrastructure improvements for Tradition Commerce Park is based on grant approval and funding. Once the notice to proceed is issued, the following is the construction timeline for the road and utility improvements. The land for the right-of-way will be dedicated by the developer.

Road Infrastructure

Description	Timeframe
Design and permitting	7 months
Advertising and contract award	2 months
Construction	9 months
Total	18 months

Utilities Infrastructure

Description	Timeframe
Design and permitting	7 months
Advertising and contract award	2 months
Construction	9 months
Total	18 months

Since the road and utility infrastructure improvements can be constructed simultaneously, the total project construction timeframe is 18 months from the date of notice to proceed.

The following is the list of permits that are required for the proposed road and utility improvements in Tradition Commerce Park.

- South Florida Water Management District (SFWMD) Environmental Resource Permit
- SFWMD Consumptive Water Use Permit
- City of Port St Lucie Water Distribution System Construction Permit
- City of Port St Lucie Wastewater Collection System Construction Permit
- City of Port St Lucie Construction Permit
- Southern Grove Community Development District Work Authorization

3. Approvals and Authority

- B. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Pursuant to City Charter, section 4.04, which outlines the powers and duties of the City Manager, the City Manager may, among other things, “direct and supervise the administration of all departments, offices and agencies of the City, except as otherwise provided by this charter or by law, “as well as “sign contracts on behalf of the City pursuant to the provisions of appropriations ordinances”.

Sec. 4.04. - Powers and duties of city manager.

The City Manager may:

- (a) Appoint a City Clerk with the approval of the City Council, and assign the duties of the City Clerk to include: notice of meetings given to council members and the public and the press, and the City Clerk shall keep the minutes of council proceedings;
- (b) Appoint, when he deems it necessary, one or more Assistant City Managers and establish the duties and functions for those positions;
- (c) Appoint, and when he deems it necessary for the good of the city, suspend or remove any city employee and appointive administrative officer provided for by or under this Charter, except as otherwise provided by law, this Charter or personnel rules adopted pursuant to this Charter. He may authorize any administrative officer who is subject to his direction and supervision to exercise these powers with respect to subordinates in that officer's department, office or agency;
- (d) Direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this Charter or by law;
- (e) Attend all council meetings and shall have the right to take part in discussion but may not vote;
- (f) See that all laws, provisions of this Charter and acts of the council, subject to enforcement by him or by officers subject to his direction and supervision, are faithfully executed;
- (g) Prepare and submit the annual budget and accompanying documentation;
- (h) Submit to the council and make available to the public a complete report on the finances and administrative activities of the city as of the end of each fiscal year;
- (i) Make such other reports as the council may require concerning the operations of city departments, offices and agencies, subject to his direction and supervision;
- (j) Keep the council fully advised as to the financial conditions and future needs of the city and make such recommendations to the council concerning the affairs of the city as he deems desirable;
- (k) Sign contracts on behalf of the city pursuant to the provisions of appropriations ordinances;
- (l) To accept service of process;
- (m) Exercise those extraordinary powers during the existence of an emergency as authorized by the City Council pursuant to ordinance or established procedures.
- (n) Perform such other duties as are specified in this Charter or may be required by the council.

(Adopted by electorate, 11-2-76; Amendment adopted by electorate, 11-2-04)

K. Provide any additional information or attachments to be considered for this proposal.

The following is a detailed cost estimate of the proposed improvements.

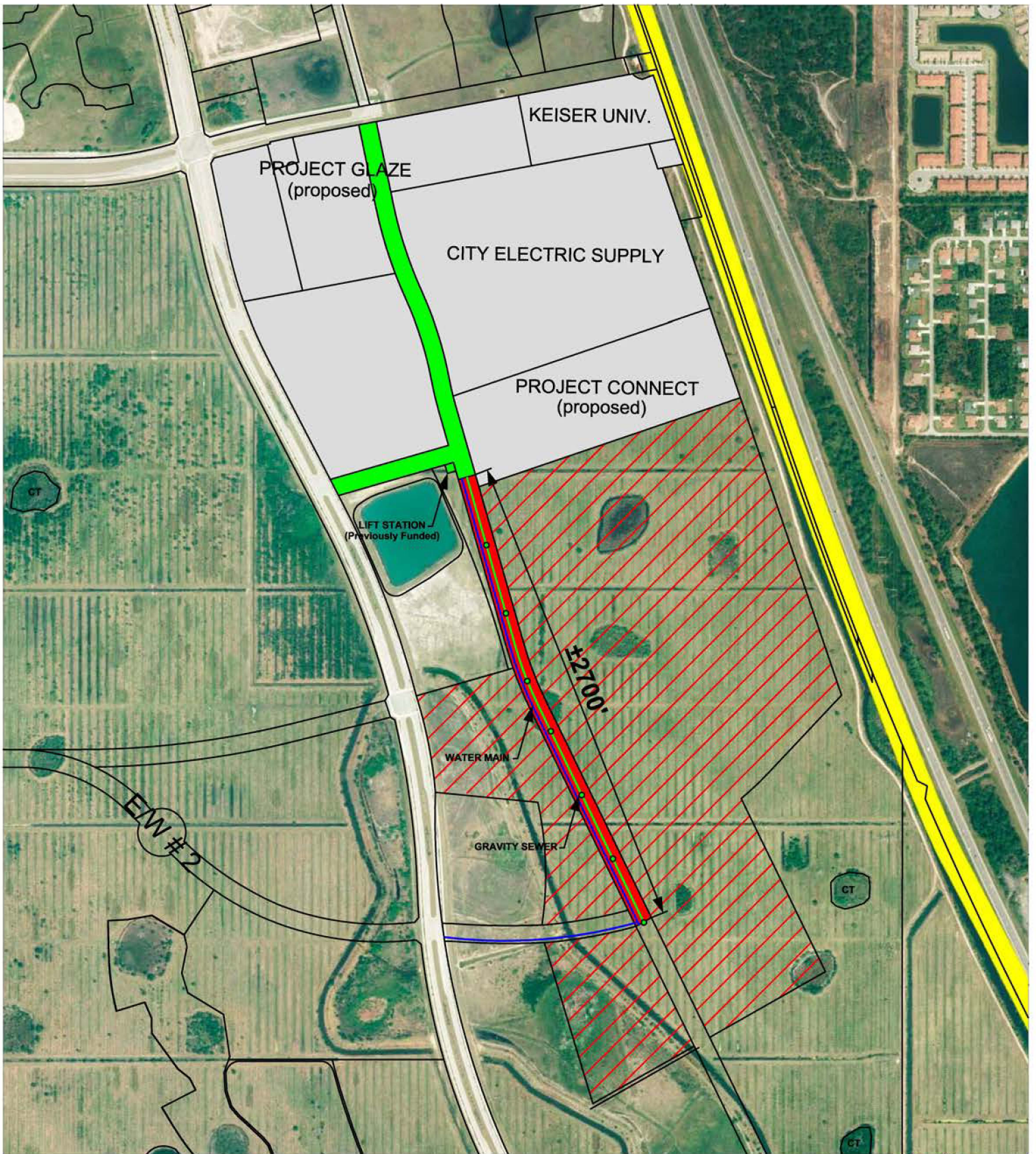
Exhibits

Project Budget

Project Budget Summary

Loop Rd Extension - To Southern Limits of School Property			
	\$/ft	Loop Rd Extension Length (ft)	Total (\$)
Road Construction Cost	\$1,046.46	2,580.00	\$2,699,869.74
FPL Construction Cost (by FPL)	\$29.61	2,580.00	\$76,390.63
Total Construction Costs			\$2,776,260.37
Design Cost	15% of Construction Cost *		Total (\$)
	\$416,439.06		\$416,439.06
CEI & Geo Cost	15% of Construction Cost **		Total (\$)
	\$416,439.06		\$416,439.06
Loop Rd Extension -Sub-Total			\$3,609,138.48
15% Contingency			\$541,370.77
Loop Rd Extension Total			\$4,150,509.25
Alternate Item -Master Plan Design for road, drainage and utilities(north of Open View, south of Discovery, east of Village and west of I-95)			\$250,000.00
Loop Rd Extension Total with Alternate Master Plan			\$4,400,509.25

Location Map



- LANDS SERVED BY PREVIOUSLY FUNDED INFRASTRUCTURE
- PREVIOUSLY FUNDED INFRASTRUCTURE
- PROPOSED INFRASTRUCTURE
(Road, Water, Sewer, Drainage, Electric, Sidewalk, Landscaping)
- LANDS TO BE SERVED BY PROPOSED INFRASTRUCTURE

TRADITION CENTER FOR COMMERCE



Tradition Development Activity

Project Overview of Southwest Area of Port St. Lucie

There are six (6) Developments of Regional Impact (DRIs) in the southwest area of the City. They are Tradition, Verano, Western Grove, Southern Grove, Riverland/Kennedy and Wilson Groves. Each DRI has the following entitlements:

	Residential (DUs)	Retail (SF)	Office/Research (SF)	Warehouse (SF)	Hotel (rooms)	Hospital (beds)
Tradition	5,990	950,000	700,000	90,000	150	0
Verano	7,200	848,500	100,00	0	300	0
Southern Grove	7,388	3,675,075	4,929,330	4,583,336	791	300
Western Grove	4,000	200,000	50,000	0	0	0
Riverland/Kennedy	11,700	892,668	1,361,250	1,361,250	0	0
Wilson Groves	7,700	765,000	1,583,250	1,381,250	0	0

The attached map shows five of these DRIs, their entitlements and what's been built as of the end of March 2019. As you will note, these developments are all at the beginning stage of their development with development to occur over the next 30+ years.

The area from the C-24 south, which includes Verano and Tradition has experienced the following growth over the last two years:

Development	10/16 - 9/17	10/17 - 9/18	10/18 - 3/19	Total
Tradition	405	272	111	788
Verano	106	110	56	272
Total	511	382	167	1,060

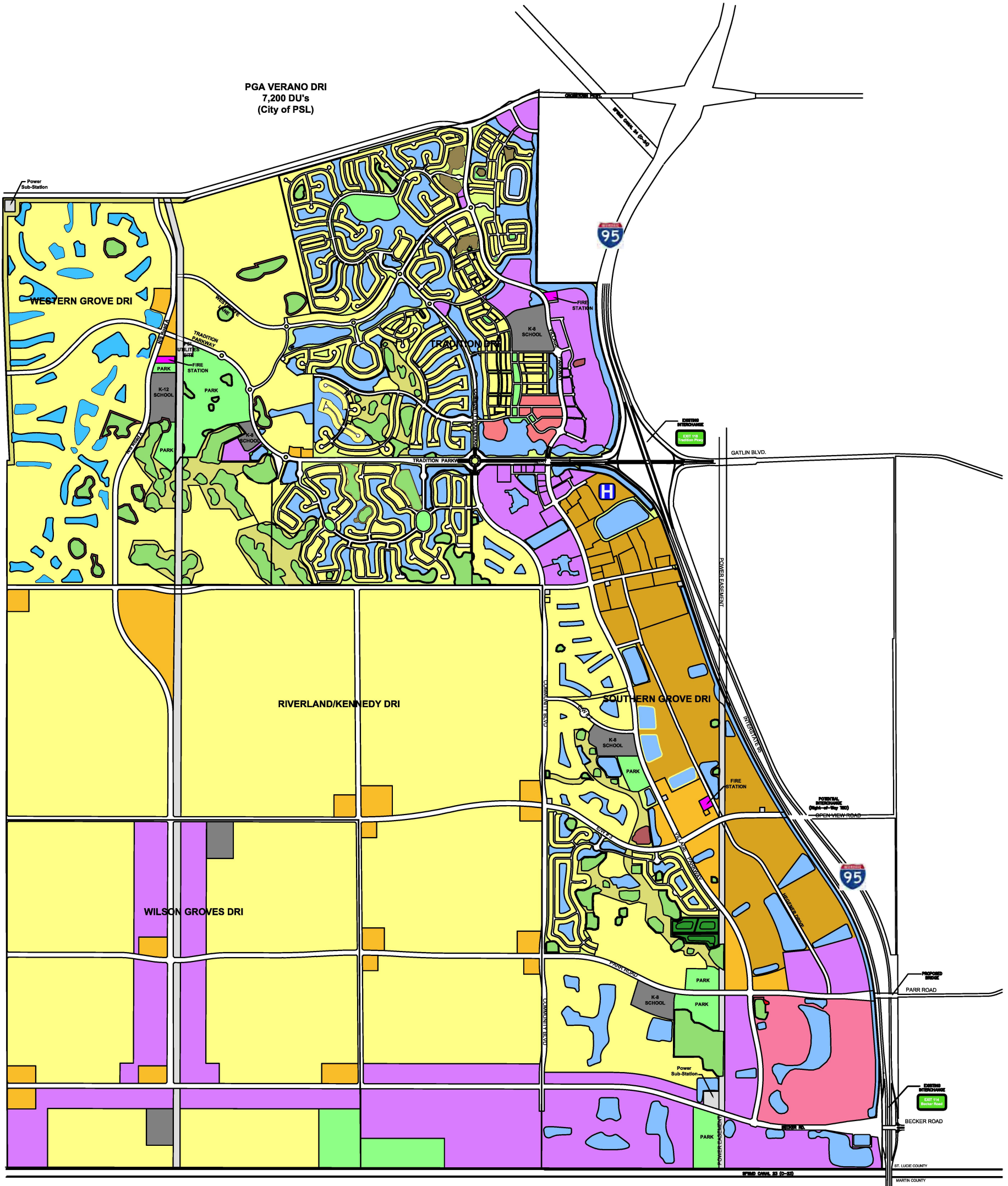
Currently, are 120 multi-family units complete and 784 multi-family residential units under construction in Southern Grove. All those units should be completed by September 2019.

In addition, GL Homes (Riverland/Kennedy), in their Valencia Cay development, has platted over 645 lots and as of 04/11/2019 has contracts for 529 houses which included 16 closings. In GL's first development they have plans for 1,100 single family age-restricted (over 55) lots. Their homes start at \$229,000 and go up to about \$500,000.

Del Webb in their development in Southern Grove has platted 203 lots and has contracts for 170 houses. Their plan includes 975 lots for single family age restricted (over 55) and their homes start at \$240,000 and go up to about \$500,000.

Martin County's estimated population according to the Census is 160,912 (July 1, 2018). Port St. Lucie's estimated population is 189,344 (July 1, 2017) and grew by 15.3% from 2010 to 2017. Martin County grew by less than 9.6% from 2010 to 2018. Port St. Lucie's current population exceeds the current population of all of Martin County by almost 30,000! Port St. Lucie added over 10,000 people just in the time that Costco has been working with Martin County (2015).

SW Annexation Area MASTER LAND USE PLAN



- | | | | |
|--------------------------|-----------------------------|---------------------------|-------------------|
| RESIDENTIAL | MIXED USE | CIVIC / INSTITUTIONAL | PARK |
| MF RESIDENTIAL | EMPLOYMENT CENTER | SCHOOL | STORMWATER LAKE |
| REGIONAL BUSINESS CENTER | NEIGHBORHOOD VILLAGE CENTER | WETLAND MITIGATION AREA | UTILITIES |
| TOWN CENTER | | WETLAND / UPLAND PRESERVE | CONSERVATION AREA |

Development Program	Units	Tradition DRI			Western Grove DRI			Riverland/Kennedy DRI			Wilson Groves DRI			Southern Grove DRI		
		Approved	Built	Remaining	Approved	Built	Remaining	Approved	Built	Remaining	Approved	Built	Remaining	Approved	Built	Remaining
Single Family	DU	4,990	3,207	1,783	4,000	-	4,000	8,424	-	8,424	5,775	-	5,775	3,314	69	3,245
Multi-Family	DU	1,000	1,291	(291)	-	-	-	3,276	-	3,276	1,925	-	1,925	4,074	17	4,057
Retail	sq ft	950,000	533,542	416,458	200,000	-	200,000	892,668	-	892,668	765,000	-	765,000	3,675,075	40,725	3,634,350
Office/Research	sq ft	700,000	171,502	528,498	50,000	-	50,000	1,361,250	-	1,361,250	1,583,250	-	1,583,250	4,929,330	451,460	4,477,870
Warehouse/Industrial	sq ft	900,000	-	900,000	-	-	-	1,361,250	-	1,361,250	1,361,250	-	1,361,250	458,336	-	458,336
Hotel	rooms	150	-	150	-	-	-	-	-	-	-	-	-	791	111	680
Hospital	beds	-	-	-	-	-	-	-	-	-	-	-	-	300	180	120

Photo 1, Tradition Center of Innovation (view from north to south)



Photo 2, Village Point (view from northeast to southwest)



**Southern Grove Area Development
Approved, Existing & Under Construction**



N.T.S

Photo 3, Grande Palms (view from southwest to northeast)



Photo 5, Valencia Cay @ Riverland (view east to west)



**Southern Grove Area Development
Approved, Existing & Under Construction**



N.T.S

Photo 6, City Electric Supply/TAMCO (view from southwest to northeast)



Photo 8, Del Webb @ Tradition (view northeast to southwest)



Southern Grove Area Development
Approved, Existing & Under Construction



N.T.S

Economic Overview



City of Port St. Lucie

CareerSource Research Coast



584 NW University Blvd
Suite 100
Port Saint Lucie, Florida 34986

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Economy Overview

216,885

Population (2018)

Population **grew by 24,158** over the last 5 years and is projected to **grow by 17,045** over the next 5 years.

45,861

Total Regional Employment

Jobs **grew by 6,195** over the last 5 years and are projected to **grow by 3,971** over the next 5 years.

\$42.9K

Avg. Earnings Per Job (2018)

Regional average earnings per job are **\$22.7K below** the national average earnings of \$65.7K per job.

Takeaways

- As of 2018 the region's population **increased by 12.5%** since 2013, growing by 24,158. Population is expected to **increase by 7.9%** between 2018 and 2023, adding 17,045.
- From 2013 to 2018, jobs **increased by 15.6%** in City of Port St. Lucie from 39,666 to **45,861**. This change **outpaced the national growth rate of 8.2% by 7.4%**. Labor force data is not available for City of Port St. Lucie.
- There is no education attainment data for City of Port St. Lucie.
- The top three industries in 2018 are Restaurants and Other Eating Places, Local Government, Excluding Education and Hospitals, and Services to Buildings and Dwellings.

	Population (2018)	Labor Force (2018)	Jobs (2018)	Cost of Living	GRP	Imports	Exports
Region	216,885	N/A	45,861	97.1	\$4.24B	\$7.39B	\$3.51B
Gifford/Vero	39,097	N/A	12,874	112.4	\$1.17B	\$2.00B	\$1.20B
Treasure Coast	638,348	279,487	221,263	108.5	\$23.13B	\$28.95B	\$15.34B
State	21,296,813	10,282,071	9,631,227	100.9	\$1.02T	\$687.28B	\$666.77B
Nation	328,038,851	162,488,483	162,744,861	100.0	\$20.15T	\$0	\$8.59T

Economy Overview - Cont.

2018 Labor Force Breakdown

Population breakdown data is not available at the ZIP level. Please choose a different region to see this data.

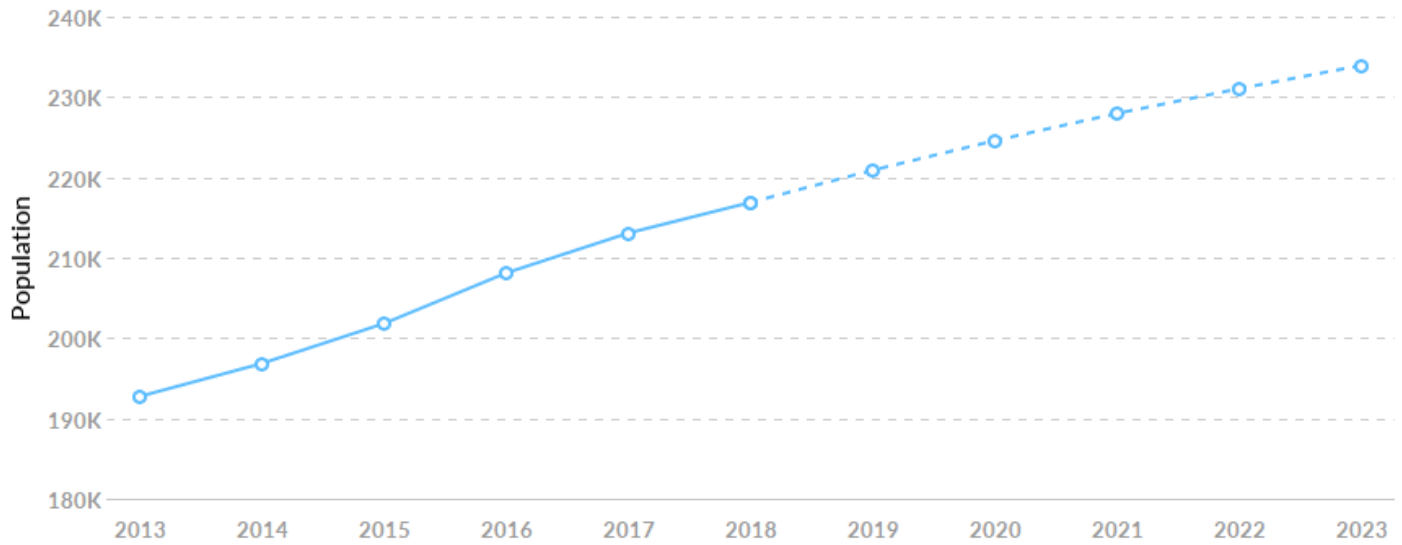
Educational Attainment

Educational attainment data is not available at the ZIP level. Please choose a different region to see this data.

Historic & Projected Trends

Population Trends

As of 2018 the region's population increased by 12.5% since 2013, growing by 24,158. Population is expected to increase by 7.9% between 2018 and 2023, adding 17,045.

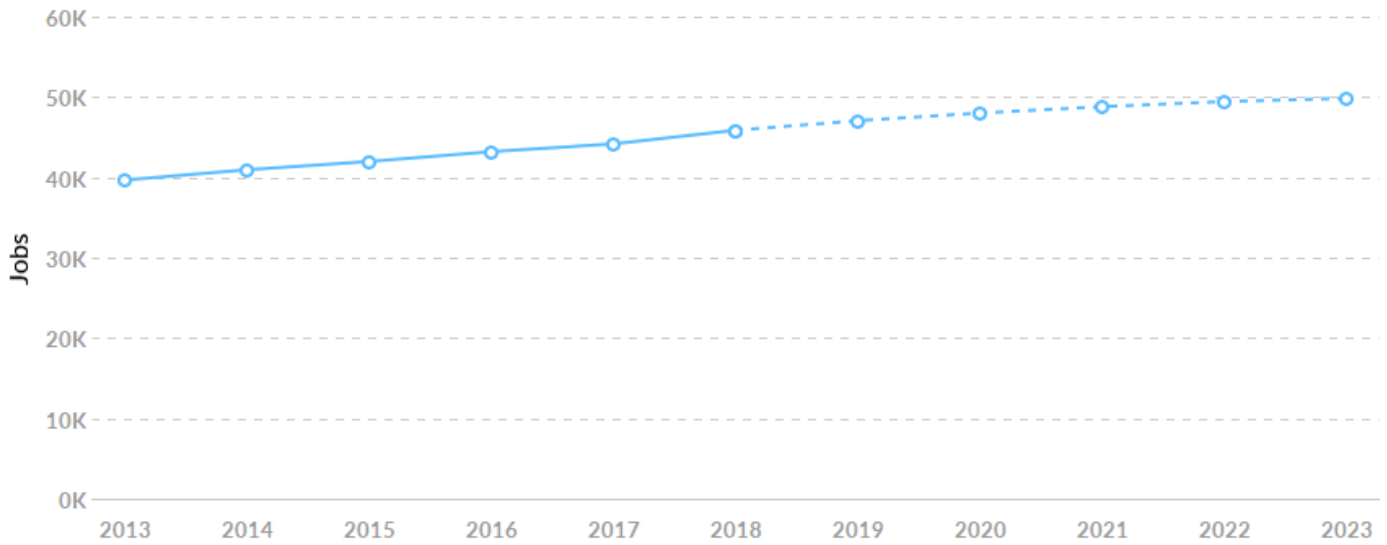


Timeframe	Population
2013	192,727
2014	196,832
2015	201,809
2016	208,097
2017	213,066
2018	216,885
2019	220,888
2020	224,573
2021	227,956
2022	231,041
2023	233,931

Historic & Projected Trends - Cont.

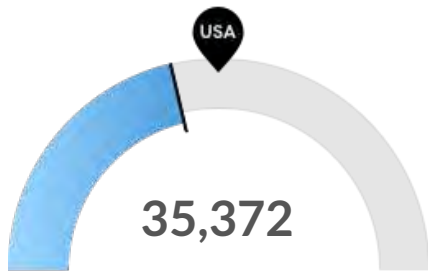
Job Trends

From 2013 to 2018, jobs increased by 15.6% in City of Port St. Lucie from 39,666 to 45,861. This change **outpaced the national growth rate of 8.2% by 7.4%.**



Timeframe	Jobs
2013	39,666
2014	40,938
2015	41,975
2016	43,193
2017	44,164
2018	45,861
2019	47,046
2020	48,002
2021	48,796
2022	49,436
2023	49,832

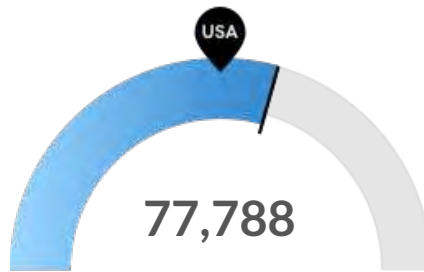
Population Characteristics



35,372

Millennials

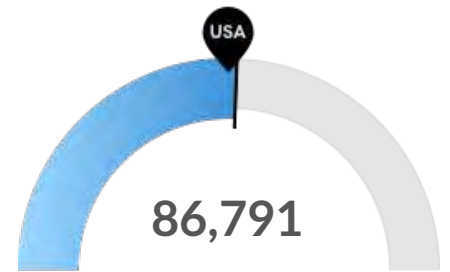
Your area has 35,372 millennials (ages 20-34). The national average for an area this size is 44,129.



77,788

Retiring Soon

Retirement risk is high in your area. The national average for an area this size is 60,740 people 55 or older, while there are 77,788 here.



86,791

Racial Diversity

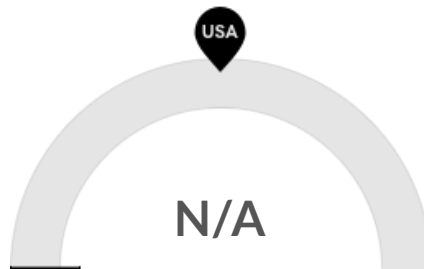
Racial diversity is about average in your area. The national average for an area this size is 83,675 racially diverse people, while there are 86,791 here.



N/A

Veterans

Veterans data is not available at the ZIP level. Please choose a different region level to see this data.



N/A

Violent Crime

Crime data is not available at the ZIP level. Please choose a different region level to see this data.



N/A

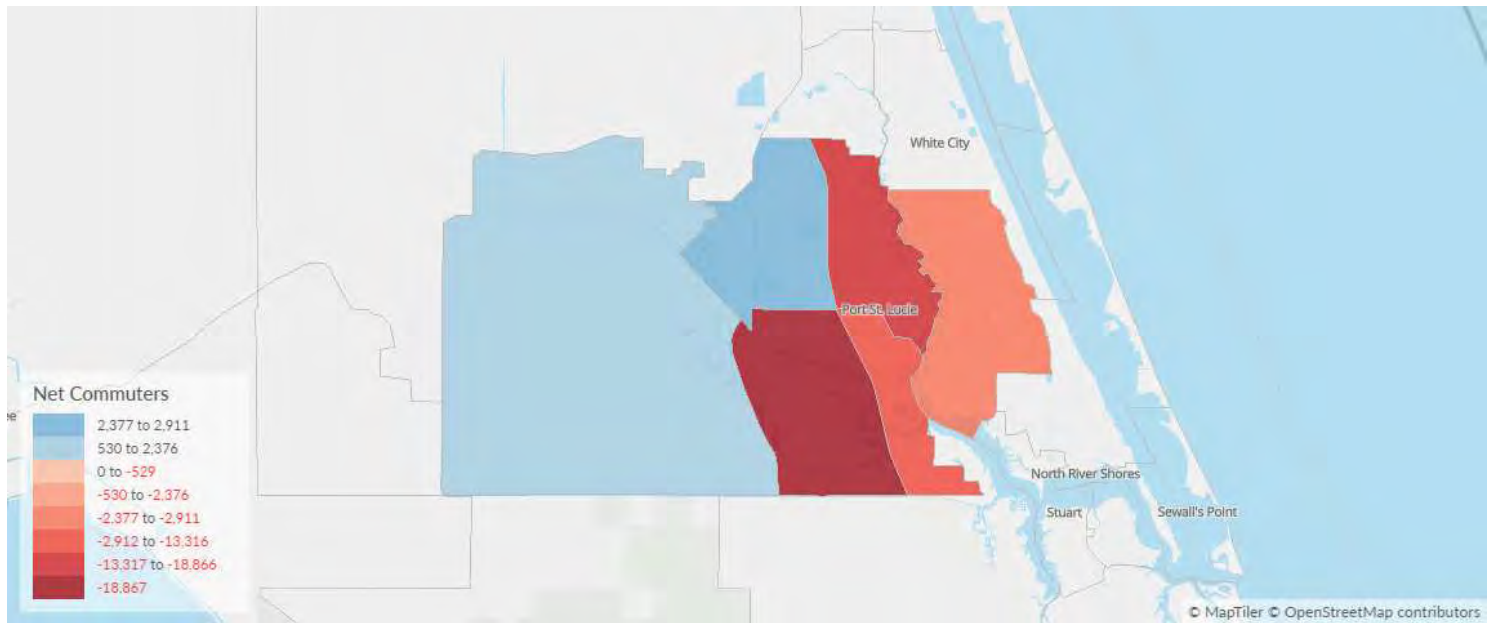
Property Crime

Crime data is not available at the ZIP level. Please choose a different region level to see this data.

Population Characteristics - Cont.

Place of Work vs Place of Residence

Understanding where talent in the region currently works compared to where talent lives can help you optimize site decisions. For example, the #1 ranked ZIP for employment ranks #3 for resident workers. The top ZIP for resident workers is 34953.



Where Talent Works

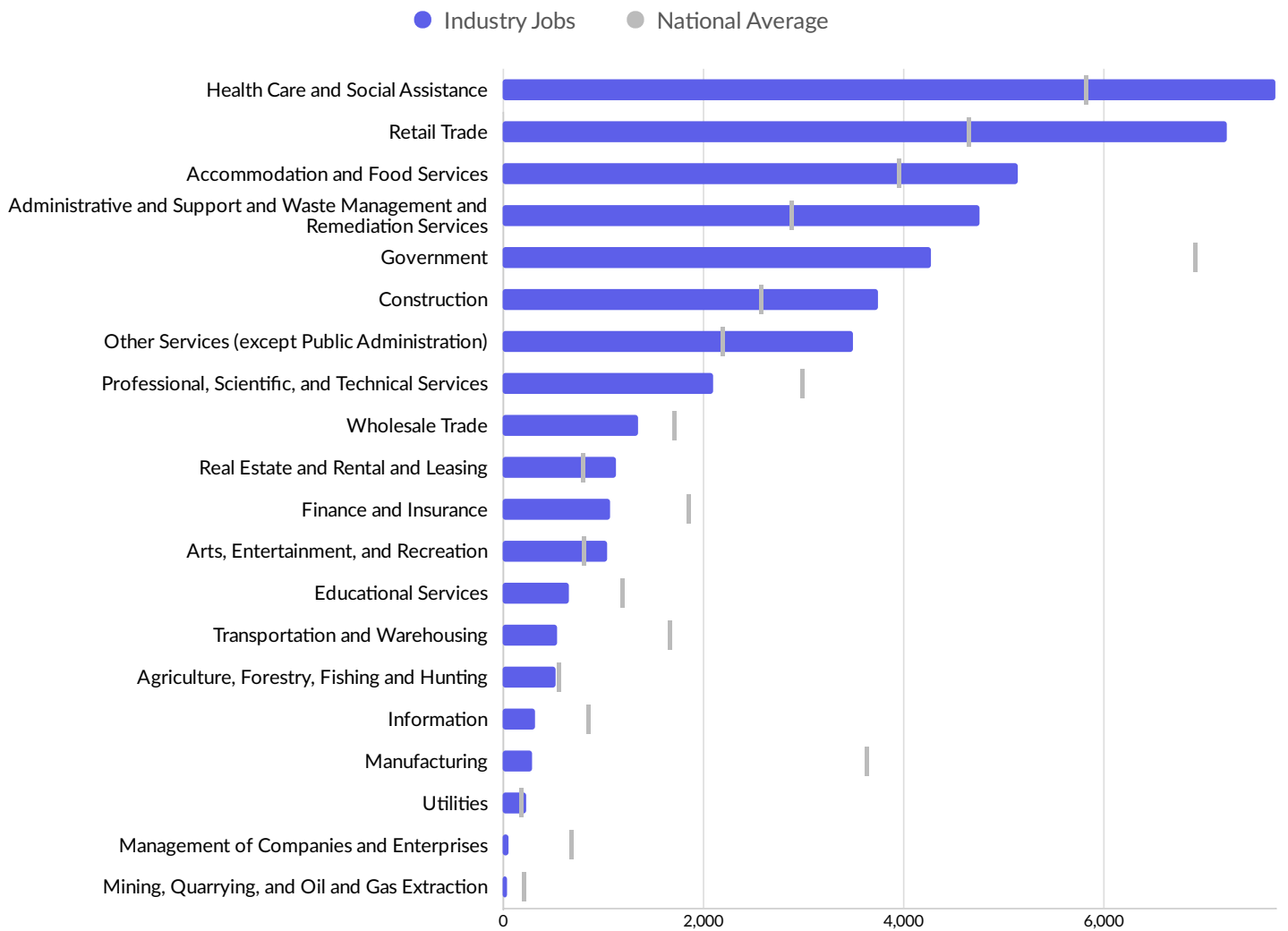
ZIP	Name	2018 Employment
34952	Port Saint Lucie, FL (in S...	14,544
34986	Port Saint Lucie, FL (in S...	11,724
34953	Port Saint Lucie, FL (in S...	8,074
34983	Port Saint Lucie, FL (in S...	4,534
34987	Port Saint Lucie, FL (in S...	3,408

Where Talent Lives

ZIP	Name	2018 Workers
34953	Port Saint Lucie, FL (in S...	26,942
34983	Port Saint Lucie, FL (in S...	17,851
34952	Port Saint Lucie, FL (in S...	16,921
34986	Port Saint Lucie, FL (in S...	9,279
34984	Port Saint Lucie, FL (in S...	6,201

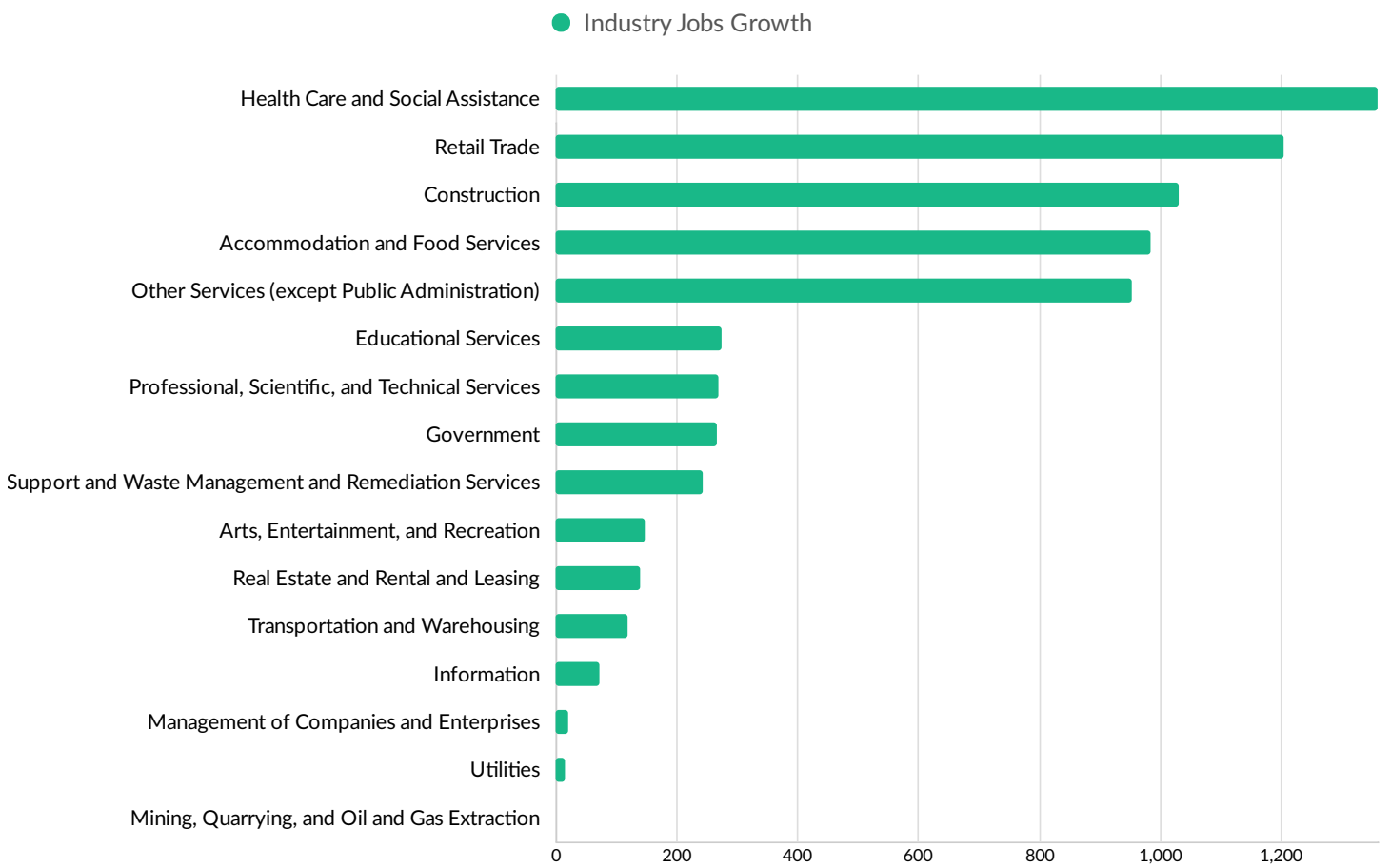
Industry Characteristics

Largest Industries



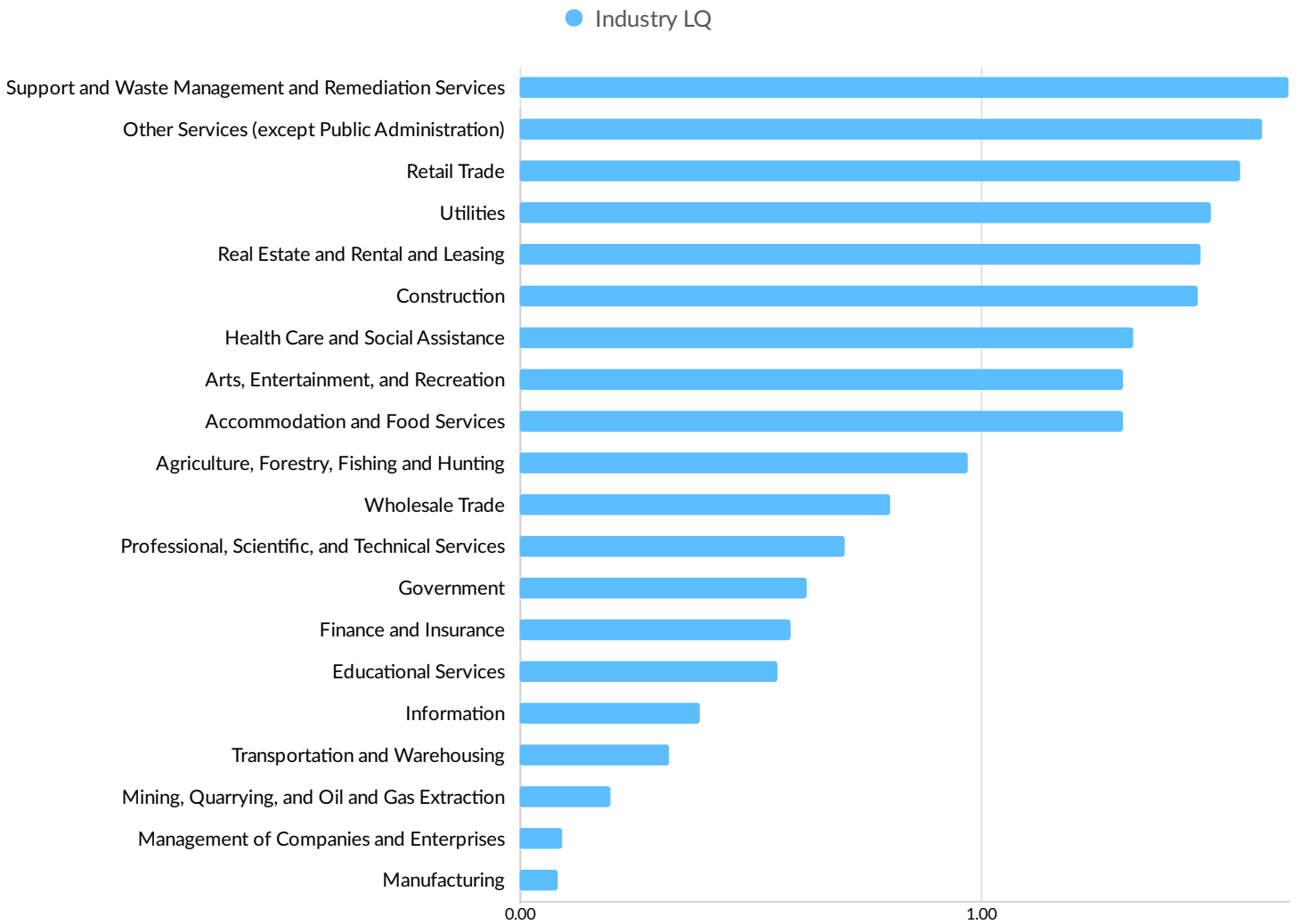
Industry Characteristics - Cont.

Top Growing Industries



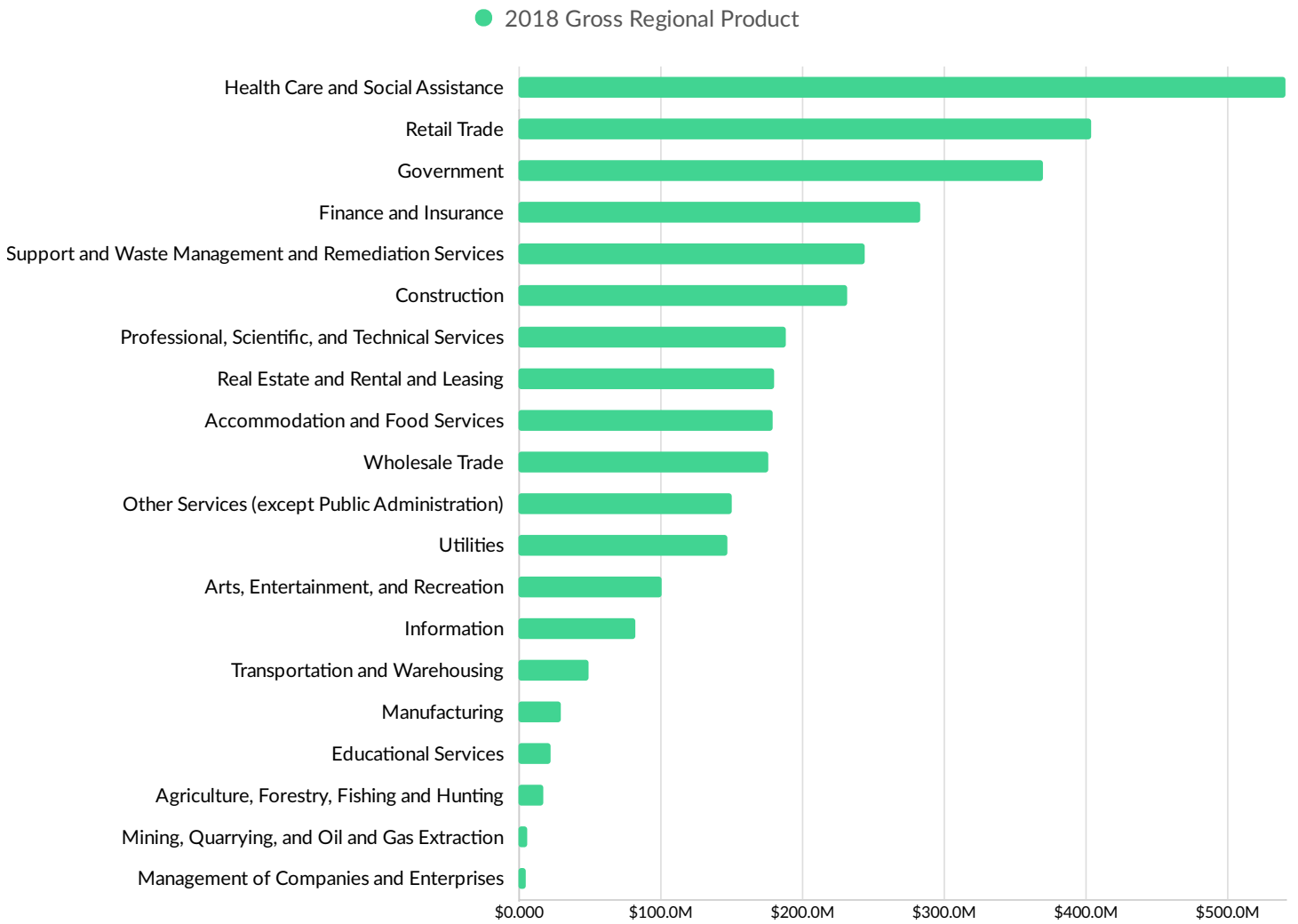
Industry Characteristics - Cont.

Top Industry LQ



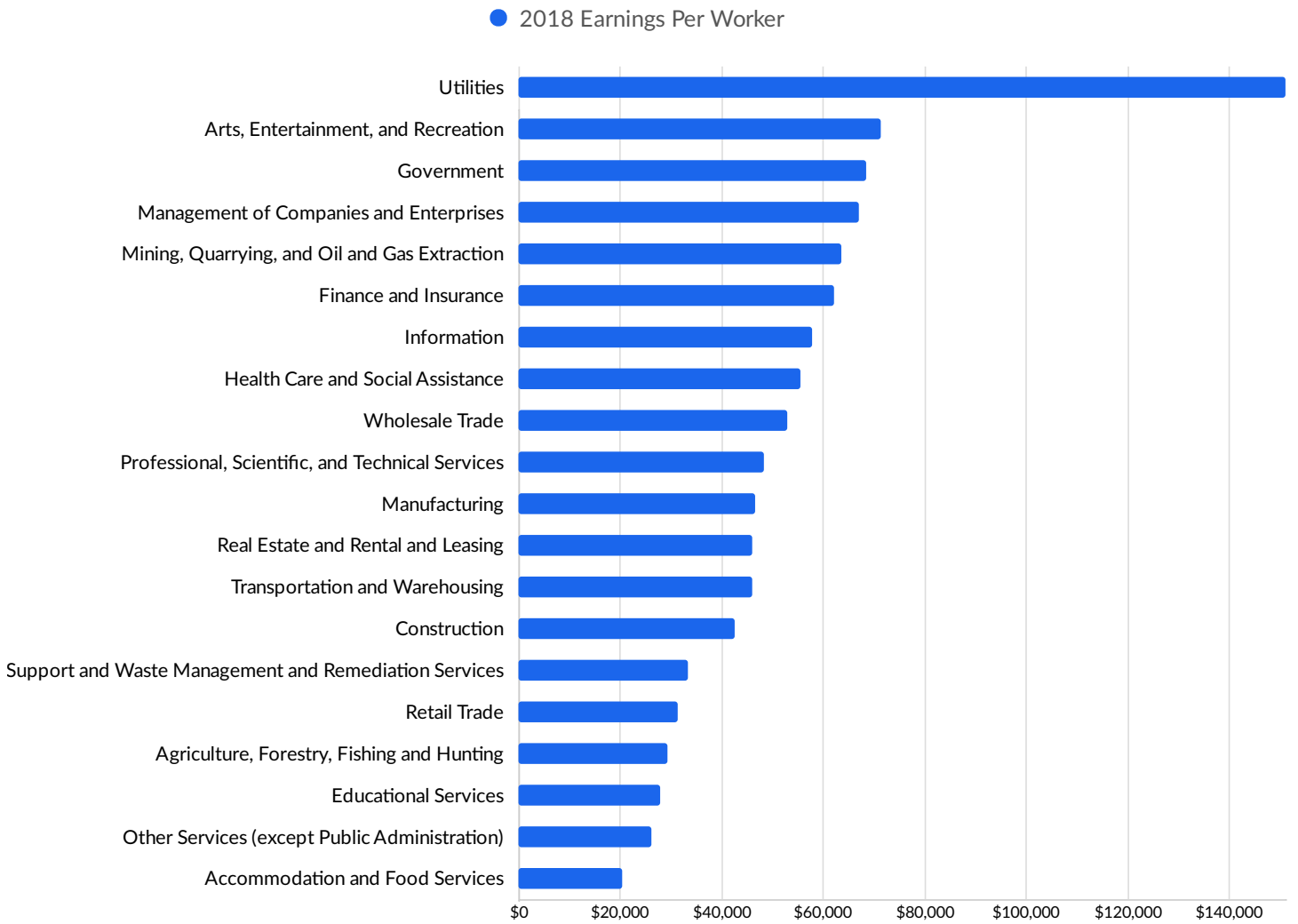
Industry Characteristics - Cont.

Top Industry GRP



Industry Characteristics - Cont.

Top Industry Earnings

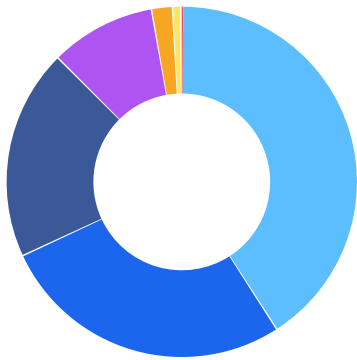


Industry Characteristics - Cont.

Industry	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2018 Earnings Per Worker	2018 GRP
Health Care and Social Assistance	6,364	7,725	1,361	+21%	1.33	\$55,590	\$541.28M
Retail Trade	6,033	7,239	1,206	+20%	1.56	\$31,263	\$404.29M
Accommodation and Food Services	4,170	5,155	985	+24%	1.31	\$20,556	\$179.61M
Administrative and Support and Waste Management and Remediation Services	4,526	4,770	244	+5%	1.67	\$33,490	\$244.35M
Government	4,016	4,282	266	+7%	0.62	\$68,602	\$370.47M
Construction	2,717	3,750	1,033	+38%	1.47	\$42,757	\$232.32M
Other Services (except Public Administration)	2,556	3,509	953	+37%	1.61	\$26,135	\$150.25M
Professional, Scientific, and Technical Services	1,832	2,101	269	+15%	0.71	\$48,325	\$188.34M
Wholesale Trade	1,801	1,356	-445	-25%	0.80	\$53,010	\$176.57M
Real Estate and Rental and Leasing	1,001	1,140	139	+14%	1.47	\$46,212	\$180.50M
Finance and Insurance	1,179	1,080	-99	-8%	0.59	\$62,075	\$283.28M
Arts, Entertainment, and Recreation	895	1,042	147	+16%	1.31	\$71,359	\$100.91M
Educational Services	380	655	275	+72%	0.56	\$27,818	\$22.97M
Transportation and Warehousing	418	538	120	+29%	0.33	\$46,157	\$49.83M
Agriculture, Forestry, Fishing and Hunting	872	523	-349	-40%	0.97	\$29,291	\$17.74M
Information	256	329	73	+29%	0.39	\$57,926	\$82.77M
Manufacturing	349	297	-52	-15%	0.08	\$46,715	\$29.55M
Utilities	220	236	16	+7%	1.50	\$151,213	\$147.67M
Management of Companies and Enterprises	40	60	20	+50%	0.09	\$67,221	\$5.52M
Mining, Quarrying, and Oil and Gas Extraction	36	37	1	+3%	0.20	\$63,660	\$6.65M

Business Characteristics

Business Size

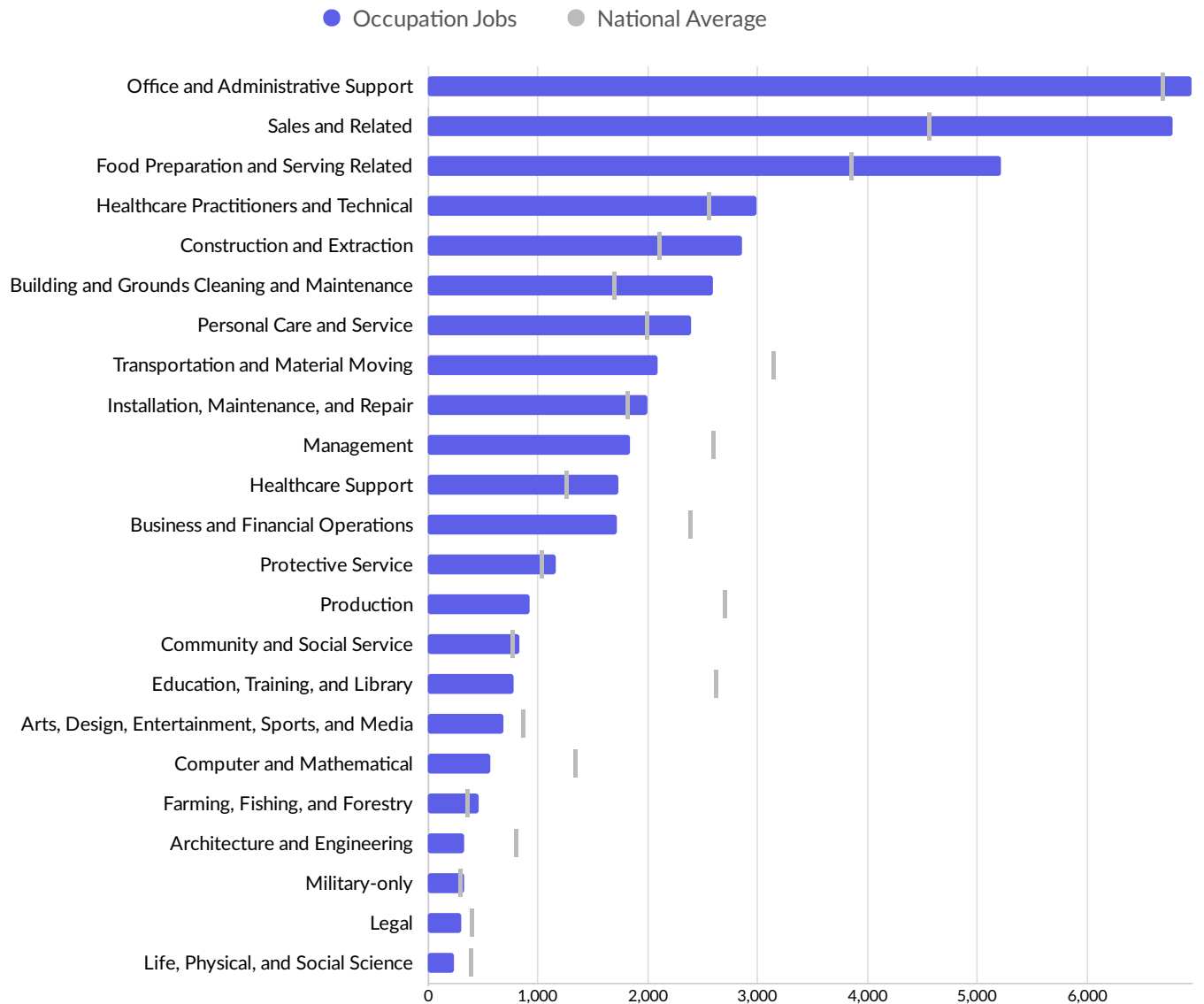


	Percentage	Business Count
1 to 4 employees	40.8%	2,440
5 to 9 employees	27.2%	1,626
10 to 19 employees	19.4%	1,161
20 to 49 employees	9.7%	581
50 to 99 employees	1.9%	115
100 to 249 employees	0.8%	45
250 to 499 employees	0.2%	9
500+ employees	0.0%	1

**Business Data by DatabaseUSA.com is third-party data provided by Emsi to its customers as a convenience, and Emsi does not endorse or warrant its accuracy or consistency with other published Emsi data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*

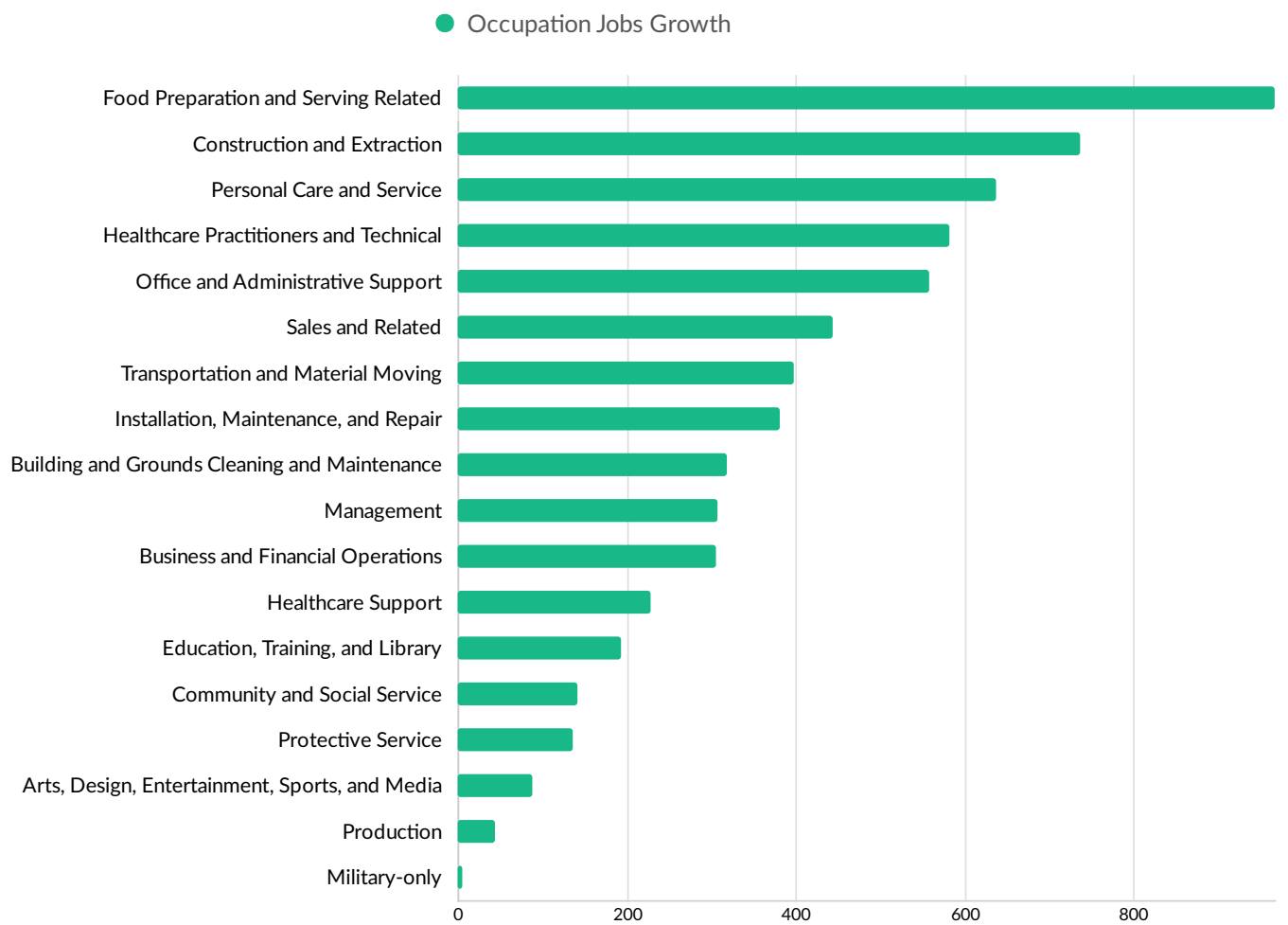
Workforce Characteristics

Largest Occupations



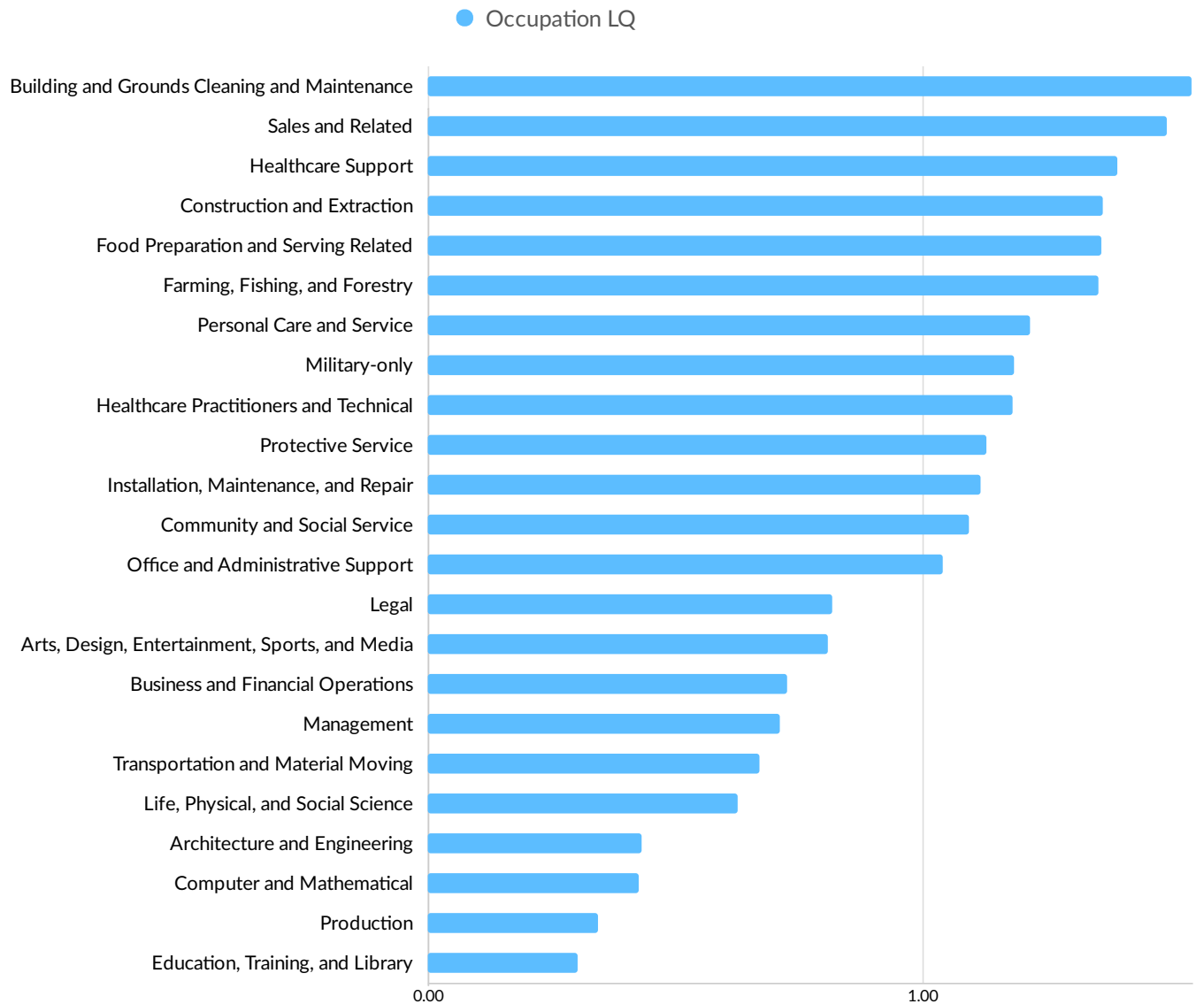
Workforce Characteristics - Cont.

Top Growing Occupations



Workforce Characteristics - Cont.

Top Occupation LQ



Workforce Characteristics - Cont.

Top Occupation Earnings



Postings data is not available for the currently selected region.

Underemployment data is not available for the currently selected region.

Workforce Characteristics - Cont.

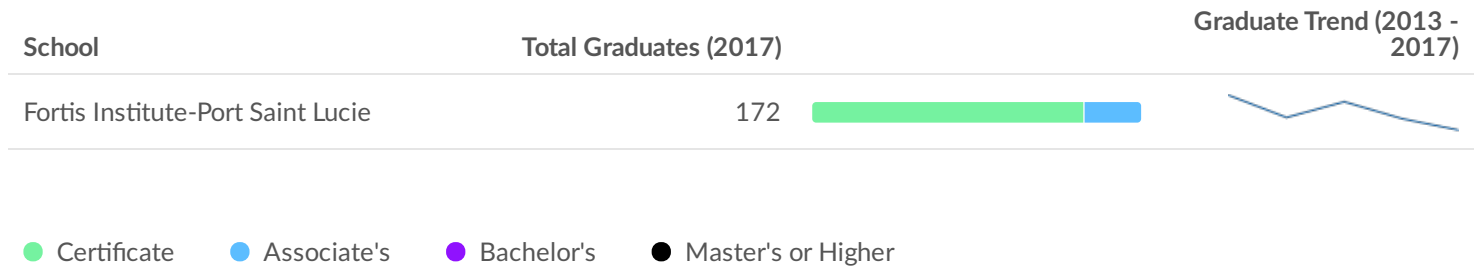
Occupation	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2017 Median Hourly Earnings	Jun 2018 - May 2019 Unique Average Monthly Postings
Office and Administrative Support	6,396	6,954	558	+9%	1.04	\$14.90	0
Sales and Related	6,339	6,782	443	+7%	1.49	\$13.28	0
Food Preparation and Serving Related	4,256	5,223	967	+23%	1.36	\$9.88	0
Healthcare Practitioners and Technical	2,418	3,000	582	+24%	1.18	\$26.44	0
Construction and Extraction	2,130	2,866	736	+35%	1.37	\$15.28	0
Building and Grounds Cleaning and Maintenance	2,284	2,602	318	+14%	1.54	\$11.36	0
Personal Care and Service	1,761	2,399	638	+36%	1.22	\$10.86	0
Transportation and Material Moving	1,700	2,098	398	+23%	0.67	\$13.03	0
Installation, Maintenance, and Repair	1,624	2,006	382	+24%	1.12	\$17.10	0
Management	1,535	1,842	307	+20%	0.71	\$31.43	0
Healthcare Support	1,506	1,735	229	+15%	1.39	\$13.41	0
Business and Financial Operations	1,418	1,723	305	+22%	0.73	\$24.66	0
Protective Service	1,024	1,161	137	+13%	1.13	\$20.96	0
Production	882	926	44	+5%	0.34	\$15.72	0
Community and Social Service	689	830	141	+20%	1.09	\$17.62	0
Education, Training, and Library	595	788	193	+32%	0.30	\$17.06	0
Arts, Design, Entertainment, Sports, and Media	595	683	88	+15%	0.81	\$16.87	0

Workforce Characteristics - Cont.

Occupation	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2017 Median Hourly Earnings	Jun 2018 - May 2019 Unique Average Monthly Postings
Computer and Mathematical	568	566	-2	0%	0.43	\$27.07	0
Farming, Fishing, and Forestry	714	464	-250	-35%	1.36	\$10.53	0
Architecture and Engineering	340	336	-4	-1%	0.43	\$28.89	0
Military-only	326	331	5	+2%	1.18	\$18.11	0
Legal	313	309	-4	-1%	0.82	\$29.61	0
Life, Physical, and Social Science	254	236	-18	-7%	0.63	\$26.43	0

Educational Pipeline

In 2017, there were 172 graduates in City of Port St. Lucie. This pipeline has shrunk by 34% over the last 5 years. The highest share of these graduates come from Medical/Clinical Assistant, Registered Nursing/Registered Nurse, and Dental Assisting/Assistant.





St. Lucie County, FL

CareerSource Research Coast



584 NW University Blvd
Suite 100
Port Saint Lucie, Florida 34986

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Economy Overview

319,270

Population (2018)

Population **grew by 33,560** over the last 5 years and is projected to **grow by 25,535** over the next 5 years.

87,282

Total Regional Employment

Jobs **grew by 10,892** over the last 5 years and are projected to **grow by 8,994** over the next 5 years.

\$47.1K

Median Household Income (2017)

Median household income is **\$10.5K below** the national median household income of \$57.7K.

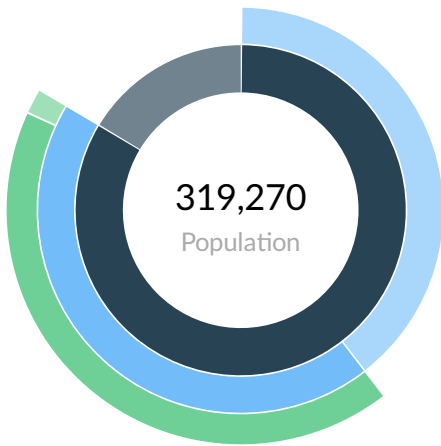
Takeaways

- As of 2018 the region's population **increased by 11.7%** since 2013, growing by 33,560. Population is expected to **increase by 8.0%** between 2018 and 2023, adding 25,535.
- From 2013 to 2018, jobs **increased by 14.3%** in St. Lucie County, FL from 76,390 to **87,282**. This change **outpaced the national growth rate of 8.2% by 6.1%**. As the number of jobs increased, the **labor force participation rate decreased from 54.6% to 52.8% between 2013 and 2018**.
- Concerning educational attainment, **12.6% of St. Lucie County, FL residents possess a Bachelor's Degree** (6.0% below the national average), and **10.0% hold an Associate's Degree** (2.0% above the national average).
- The top three industries in 2018 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

	Population (2018)	Labor Force (2018)	Jobs (2018)	Cost of Living	GRP	Imports	Exports
Region	319,270	140,686	87,282	97.1	\$8.19B	\$11.51B	\$6.24B
Gifford/Vero	39,097	N/A	12,874	112.4	\$1.17B	\$2.00B	\$1.20B
City of Port St. Lucie	216,885	N/A	45,861	97.1	\$4.24B	\$7.39B	\$3.51B
Treasure Coast	638,348	279,487	221,263	108.5	\$23.13B	\$28.95B	\$15.34B
State	21,296,813	10,282,071	9,631,227	100.9	\$1.02T	\$687.28B	\$666.77B
Nation	328,038,851	162,488,483	162,744,861	100.0	\$20.15T	\$0	\$8.59T

Economy Overview - Cont.

2018 Labor Force Breakdown



	Population
● Total Working Age Population	266,664
● Not in Labor Force (15+)	125,978
● Labor Force	140,686
● Employed	135,060
● Unemployed	5,626
● Under 15	52,606

Educational Attainment

Concerning educational attainment, **12.6% of St. Lucie County, FL residents possess a Bachelor's Degree** (6.0% below the national average), and **10.0% hold an Associate's Degree** (2.0% above the national average).

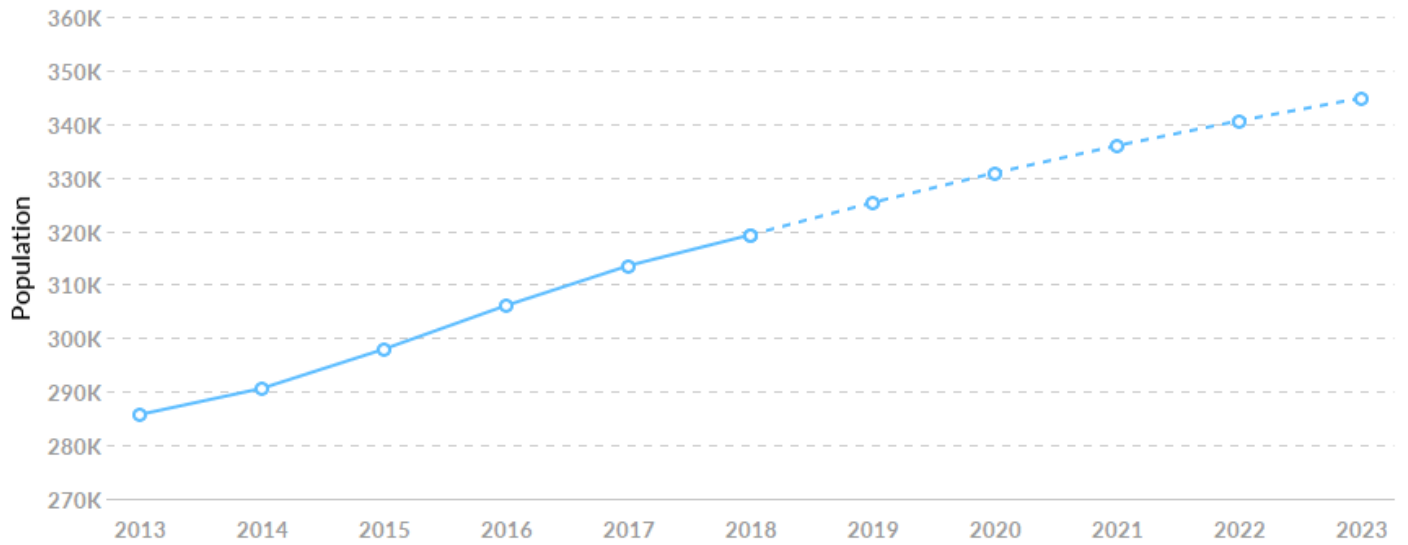


	% of Population	Population
● Less Than 9th Grade	7.6%	17,767
● 9th Grade to 12th Grade	8.1%	18,798
● High School Diploma	33.4%	77,632
● Some College	21.8%	50,658
● Associate's Degree	10.0%	23,172
● Bachelor's Degree	12.6%	29,255
● Graduate Degree and Higher	6.5%	15,071

Historic & Projected Trends

Population Trends

As of 2018 the region's population increased by 11.7% since 2013, growing by 33,560. Population is expected to increase by 8.0% between 2018 and 2023, adding 25,535.

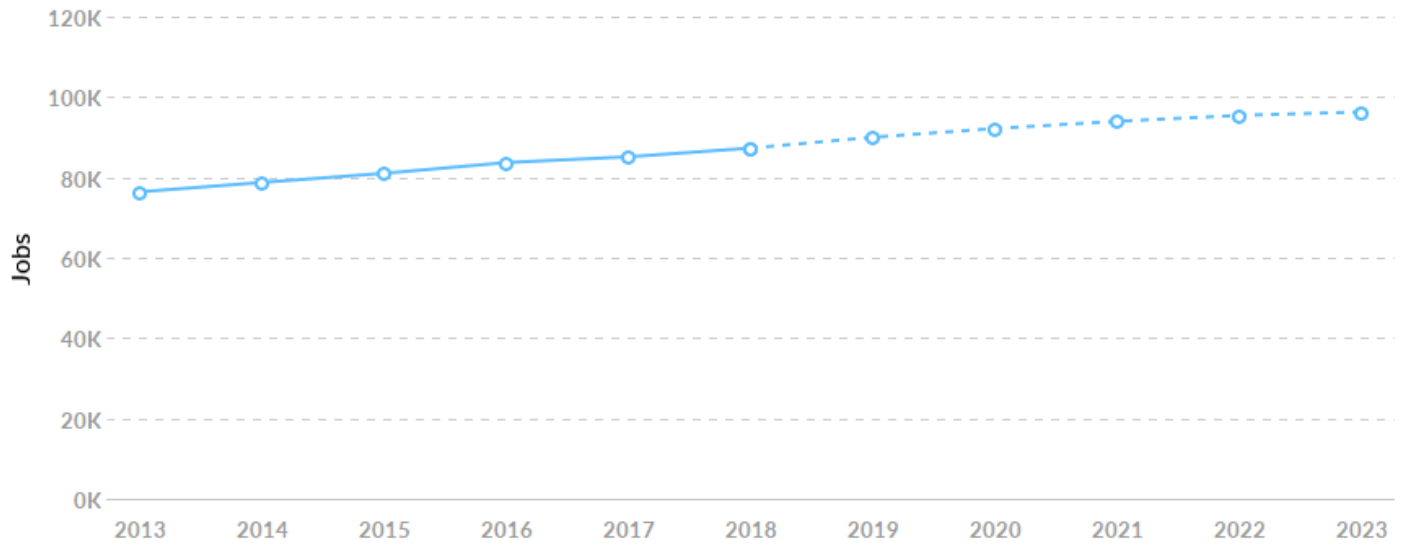


Timeframe	Population
2013	285,710
2014	290,596
2015	297,931
2016	306,081
2017	313,508
2018	319,270
2019	325,299
2020	330,838
2021	335,919
2022	340,567
2023	344,805

Historic & Projected Trends - Cont.

Job Trends

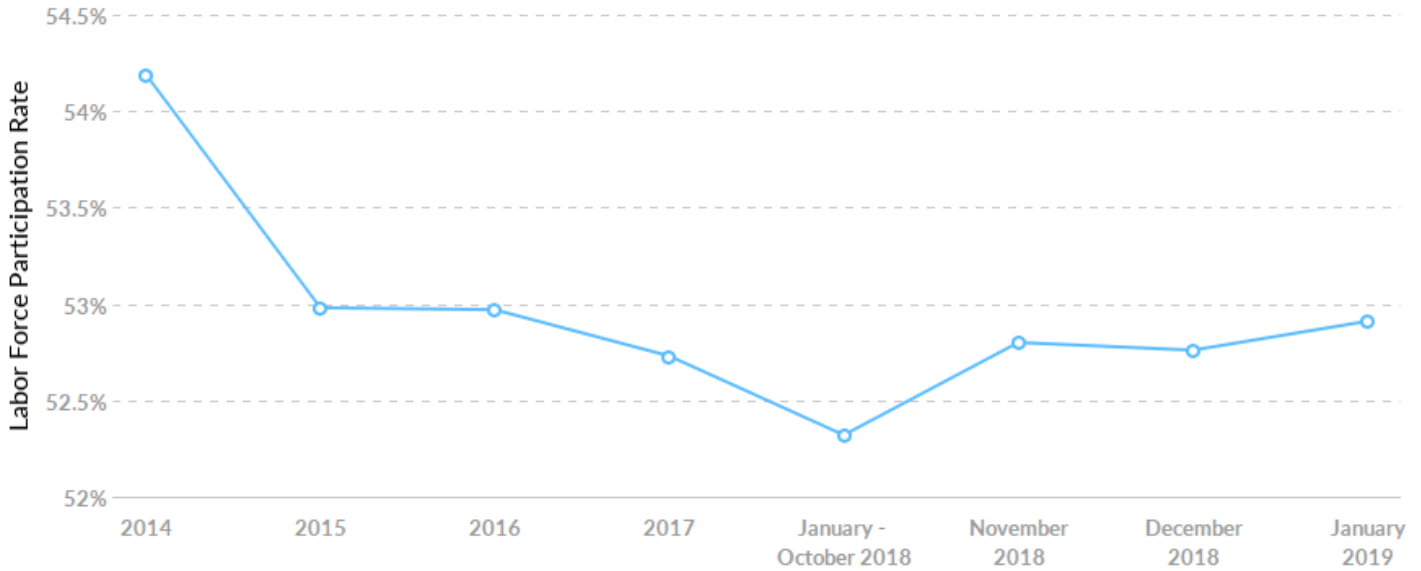
From 2013 to 2018, jobs increased by 14.3% in St. Lucie County, FL from 76,390 to 87,282. This change outpaced the national growth rate of 8.2% by 6.1%.



Timeframe	Jobs
2013	76,390
2014	78,727
2015	80,999
2016	83,676
2017	85,112
2018	87,282
2019	89,982
2020	92,152
2021	93,950
2022	95,420
2023	96,276

Historic & Projected Trends - Cont.

Labor Force Participation Rate Trends

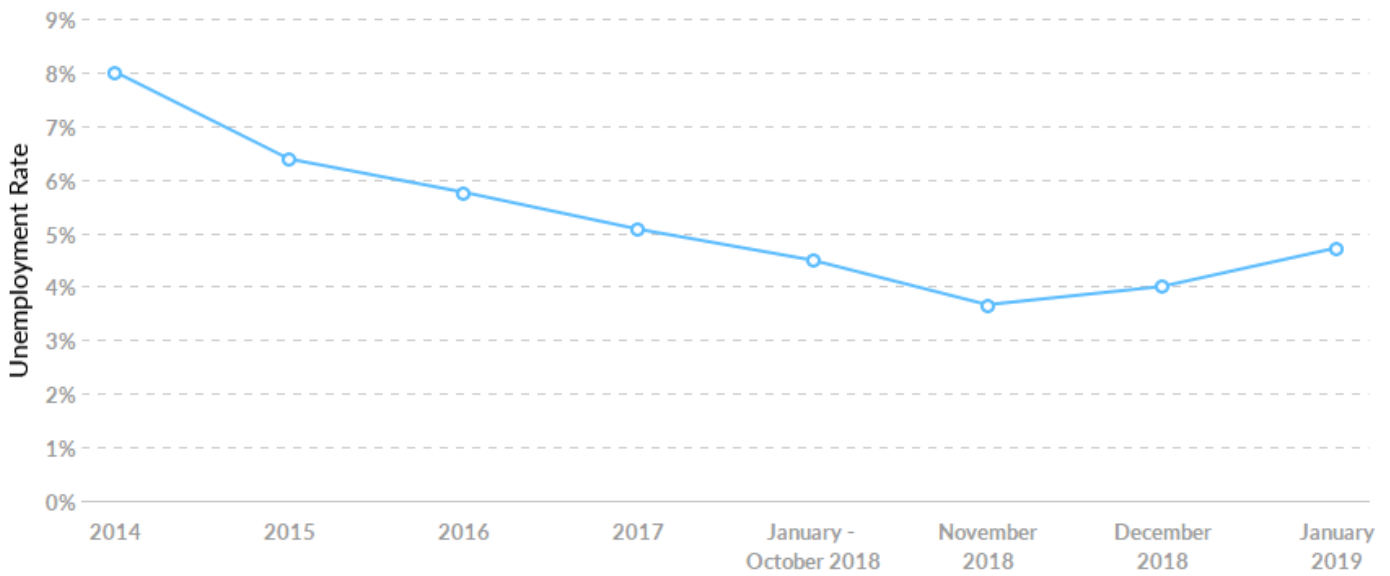


Timeframe	Labor Force Participation Rate
2014	54.19%
2015	52.98%
2016	52.97%
2017	52.73%
January - October 2018	52.32%
November 2018	52.80%
December 2018	52.76%
January 2019	52.91%

Historic & Projected Trends - Cont.

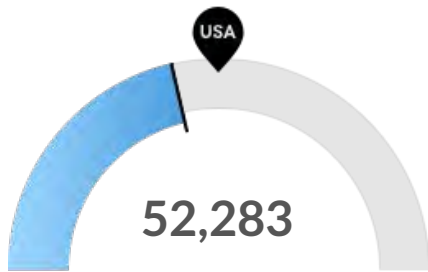
Unemployment Rate Trends

St. Lucie County, FL had a January 2019 unemployment rate of 4.72%, **decreasing from 8.01%** 5 years before.



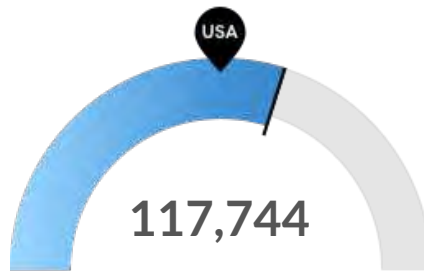
Timeframe	Unemployment Rate
2014	8.01%
2015	6.38%
2016	5.76%
2017	5.07%
January - October 2018	4.49%
November 2018	3.66%
December 2018	4.00%
January 2019	4.72%

Population Characteristics



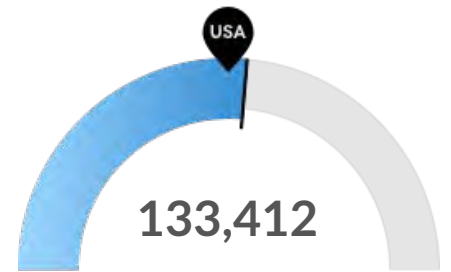
Millennials

St. Lucie County, FL has 52,283 millennials (ages 20-34). The national average for an area this size is 64,932.



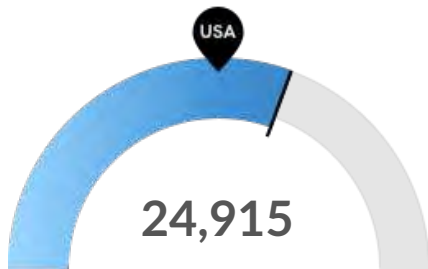
Retiring Soon

Retirement risk is high in St. Lucie County, FL. The national average for an area this size is 89,373 people 55 or older, while there are 117,744 here.



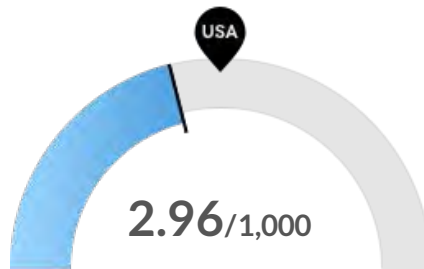
Racial Diversity

Racial diversity is about average in St. Lucie County, FL. The national average for an area this size is 123,121 racially diverse people, while there are 133,412 here.



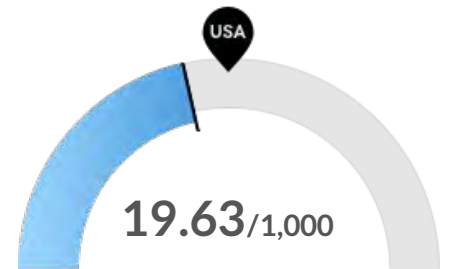
Veterans

St. Lucie County, FL has 24,915 veterans. The national average for an area this size is 18,229.



Violent Crime

St. Lucie County, FL has 2.96 violent crimes per 1,000 people. The national rate is 3.75 per 1,000 people.



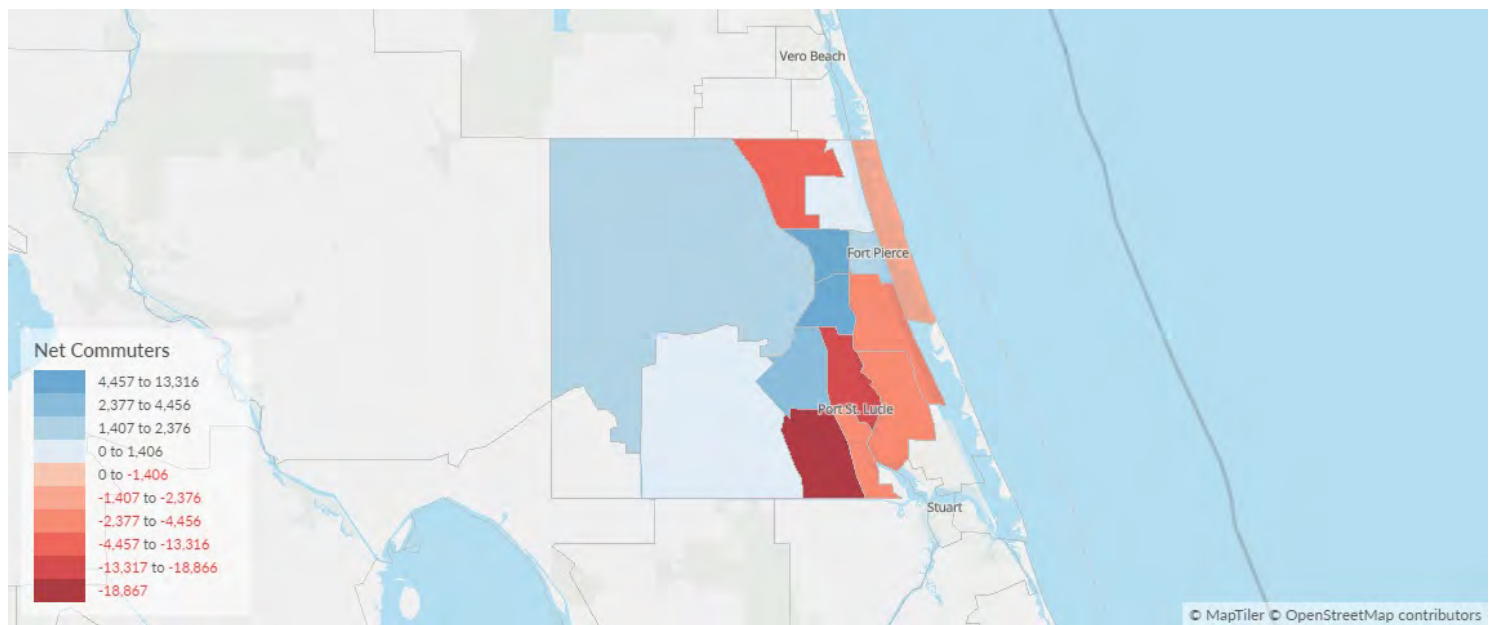
Property Crime

St. Lucie County, FL has 19.63 property crimes per 1,000 people. The national rate is 24.21 per 1,000 people.

Population Characteristics - Cont.

Place of Work vs Place of Residence

Understanding where talent in St. Lucie County, FL currently works compared to where talent lives can help you optimize site decisions. For example, the #1 ranked ZIP for employment ranks #3 for resident workers. The top ZIP for resident workers is 34953.



Where Talent Works

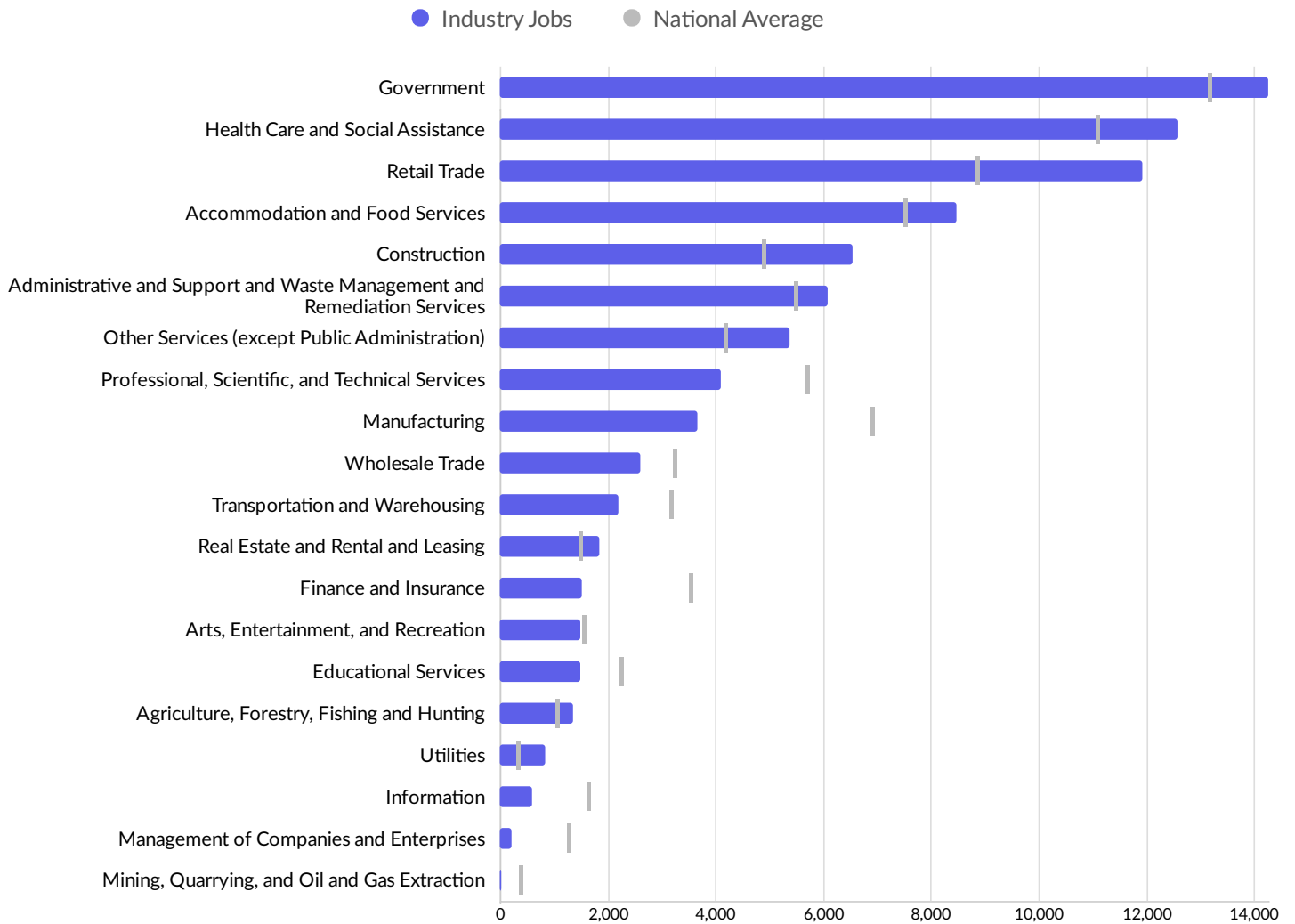
ZIP	Name	2018 Employment
34952	Port Saint Lucie, FL (in S...	14,544
34986	Port Saint Lucie, FL (in S...	11,724
34947	Fort Pierce, FL (in St. Lu...	9,166
34953	Port Saint Lucie, FL (in S...	8,074
34950	Fort Pierce, FL (in St. Lu...	7,981

Where Talent Lives

ZIP	Name	2018 Workers
34953	Port Saint Lucie, FL (in S...	26,942
34983	Port Saint Lucie, FL (in S...	17,851
34952	Port Saint Lucie, FL (in S...	16,921
34982	Fort Pierce, FL (in St. Lu...	9,731
34986	Port Saint Lucie, FL (in S...	9,279

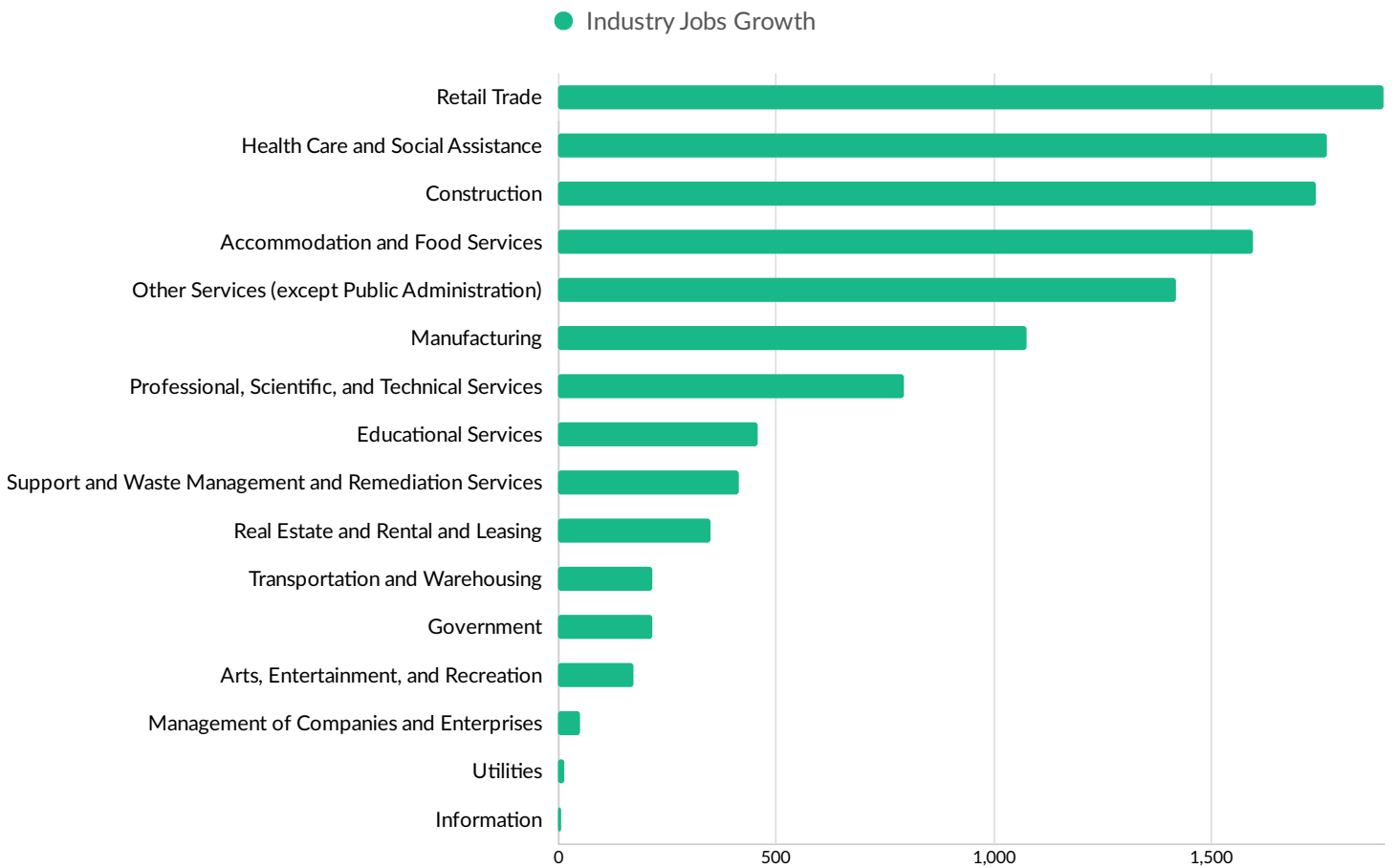
Industry Characteristics

Largest Industries



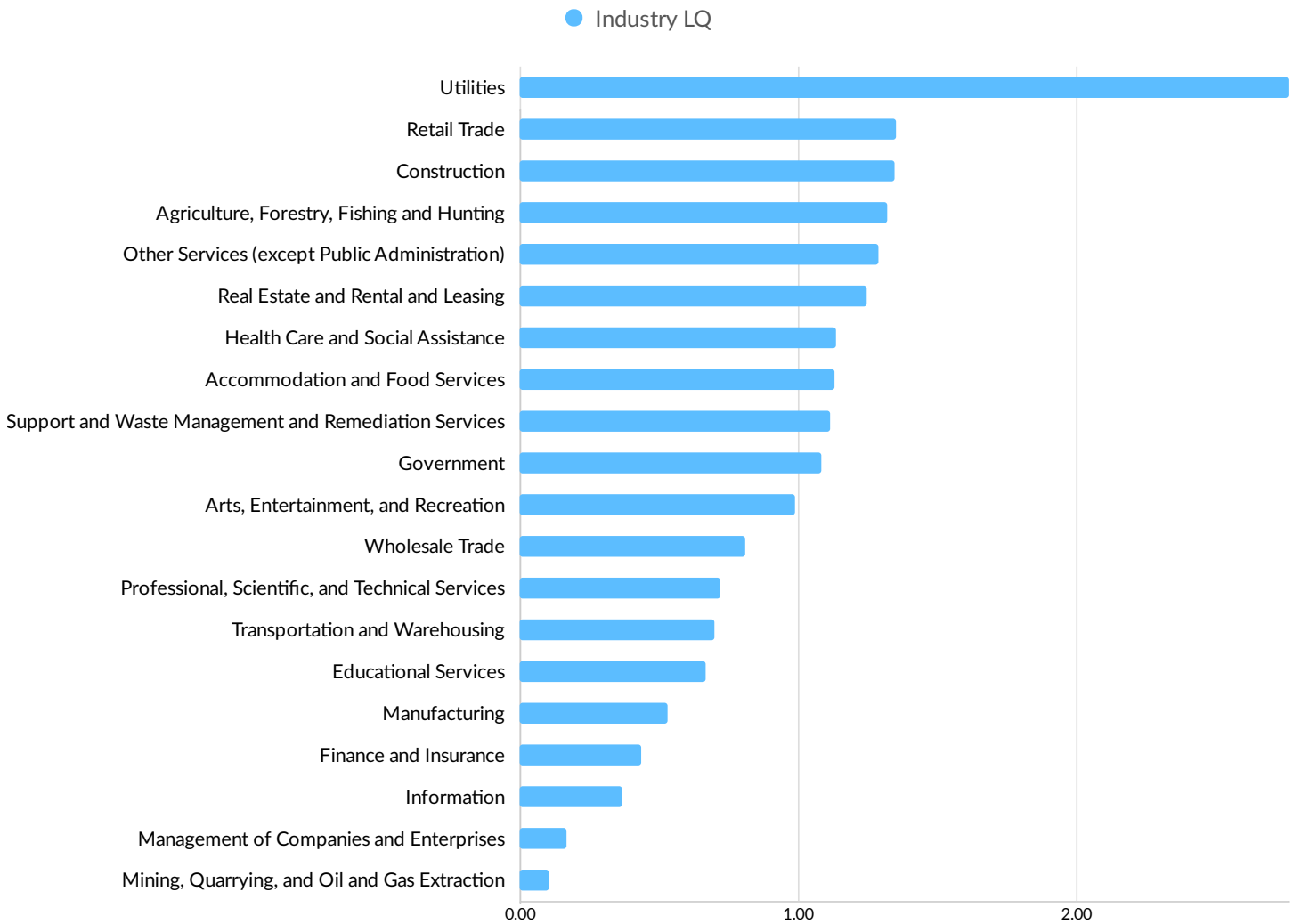
Industry Characteristics - Cont.

Top Growing Industries



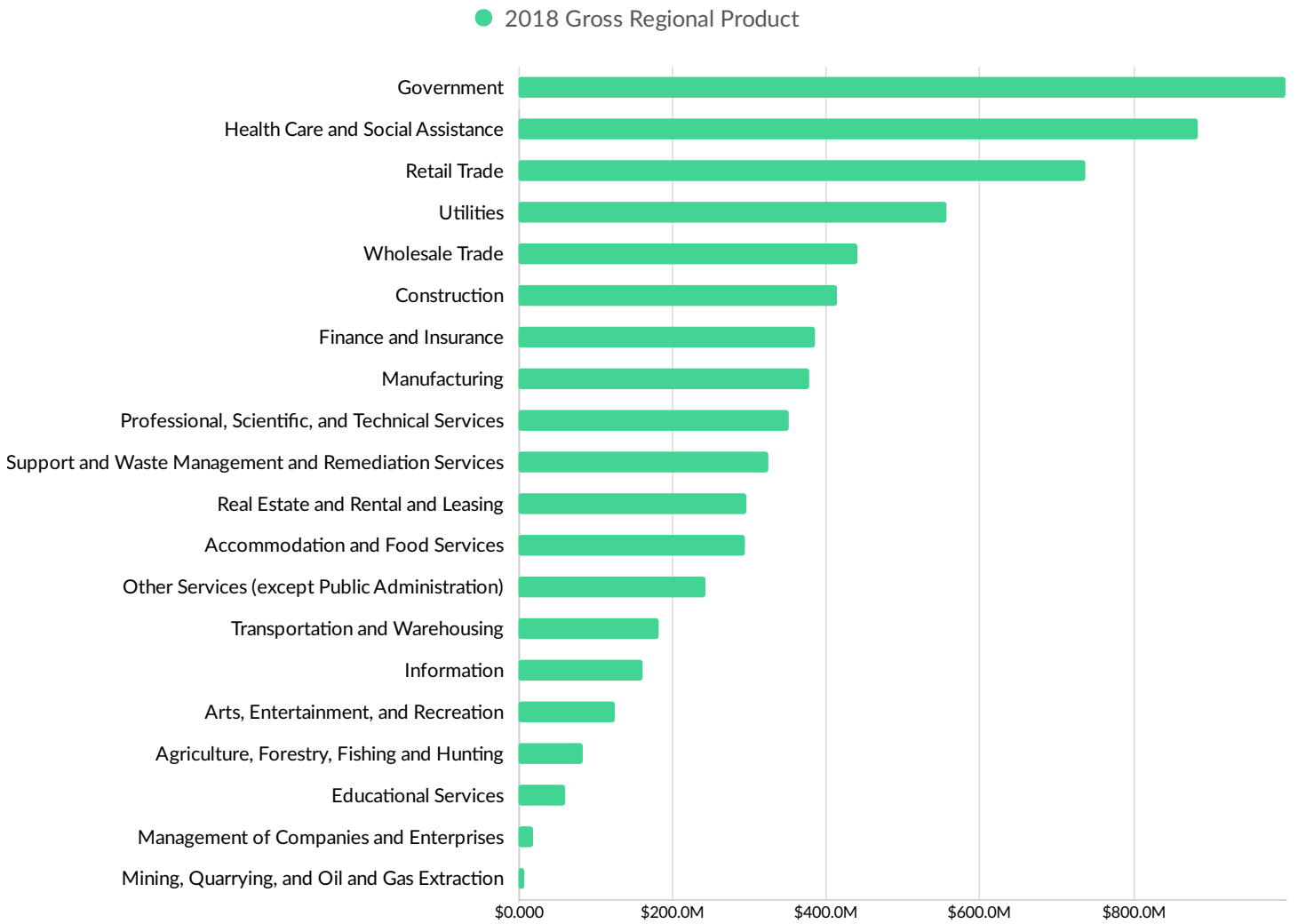
Industry Characteristics - Cont.

Top Industry LQ



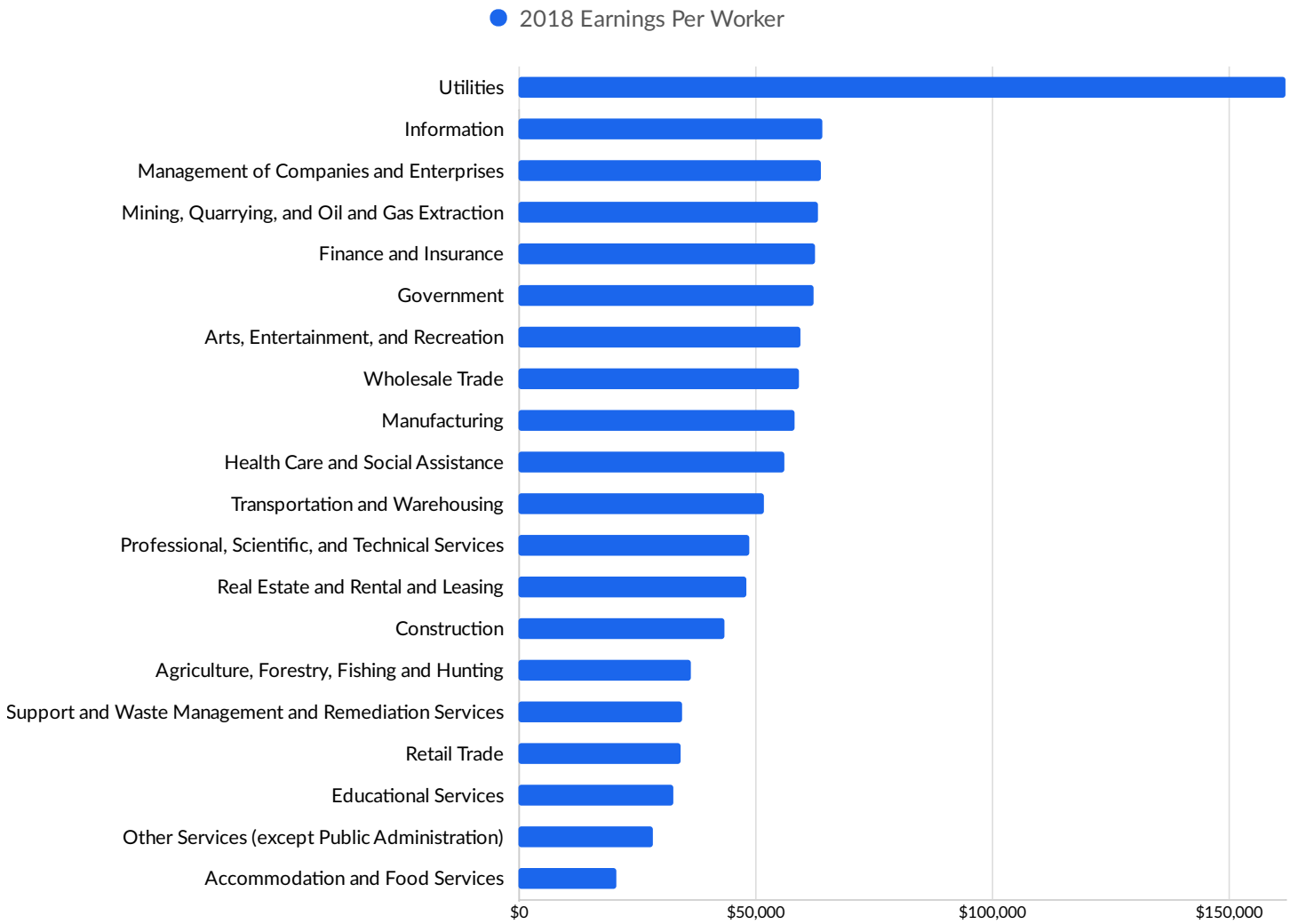
Industry Characteristics - Cont.

Top Industry GRP



Industry Characteristics - Cont.

Top Industry Earnings























Industry Characteristics - Cont.

Industry	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2018 Earnings Per Worker	2018 GRP
Government	14,048	14,264	216	+2%	1.09	\$62,467	\$998.71M
Health Care and Social Assistance	10,809	12,575	1,766	+16%	1.14	\$56,152	\$884.05M
Retail Trade	10,026	11,923	1,897	+19%	1.35	\$34,184	\$738.68M
Accommodation and Food Services	6,881	8,479	1,598	+23%	1.13	\$20,600	\$294.72M
Construction	4,815	6,556	1,741	+36%	1.35	\$43,666	\$414.08M
Administrative and Support and Waste Management and Remediation Services	5,669	6,084	415	+7%	1.12	\$34,612	\$324.46M
Other Services (except Public Administration)	3,948	5,367	1,419	+36%	1.29	\$28,273	\$242.95M
Professional, Scientific, and Technical Services	3,305	4,099	794	+24%	0.72	\$48,932	\$352.09M
Manufacturing	2,577	3,655	1,078	+42%	0.53	\$58,518	\$378.11M
Wholesale Trade	2,815	2,613	-202	-7%	0.81	\$59,456	\$441.99M
Transportation and Warehousing	1,988	2,205	217	+11%	0.70	\$51,933	\$181.68M
Real Estate and Rental and Leasing	1,486	1,836	350	+24%	1.25	\$48,254	\$296.12M
Finance and Insurance	1,688	1,535	-153	-9%	0.44	\$62,808	\$386.32M
Arts, Entertainment, and Recreation	1,326	1,499	173	+13%	0.99	\$59,662	\$125.50M
Educational Services	1,037	1,495	458	+44%	0.67	\$32,796	\$60.40M
Agriculture, Forestry, Fishing and Hunting	2,361	1,359	-1,002	-42%	1.32	\$36,461	\$83.35M
Utilities	814	830	16	+2%	2.77	\$162,163	\$558.23M
Information	587	594	7	+1%	0.37	\$64,175	\$161.99M
Management of Companies and Enterprises	161	210	49	+30%	0.17	\$63,857	\$18.43M
Mining, Quarrying, and Oil and Gas Extraction	38	38	0	0%	0.11	\$63,218	\$7.32M

Business Characteristics

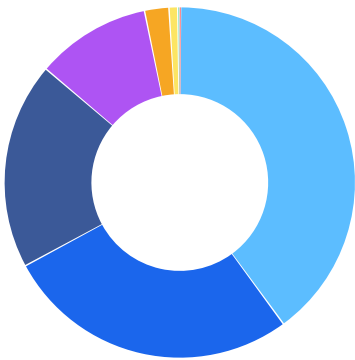
33,630 Companies Employ Your Workers

Online profiles for your workers mention 33,630 companies as employers, with the top 10 appearing below. In the last 12 months, 2,710 companies in St. Lucie County, FL posted job postings, with the top 10 appearing below.

Top Companies	Profiles	Top Companies Posting	Unique Postings
Liberty Medical Supply, Inc.	787 	HCA Holdings, Inc.	1,392 
Martin Memorial Health System...	663 	Hca-Healthone LLC	588 
Wal-Mart Stores, Inc.	641 	St Lucie Medical Center	247 
Indian River State College	570 	The Home Depot Inc	214 
Nextera Energy, Inc.	467 	State of Florida	169 
St. Lucie Public Schools	461 	McDonald's Corporation	158 
Convey Health Solutions, Inc	365 	Sun Global Inc	153 
Publix Super Markets, Inc.	340 	CRST International, Inc.	152 
County of St Lucie	306 	Love's Travel Stops & Country St...	132 
City of Port St Lucie	301 	Lawnwood Regional Medic	131 

Business Characteristics - Cont.

Business Size

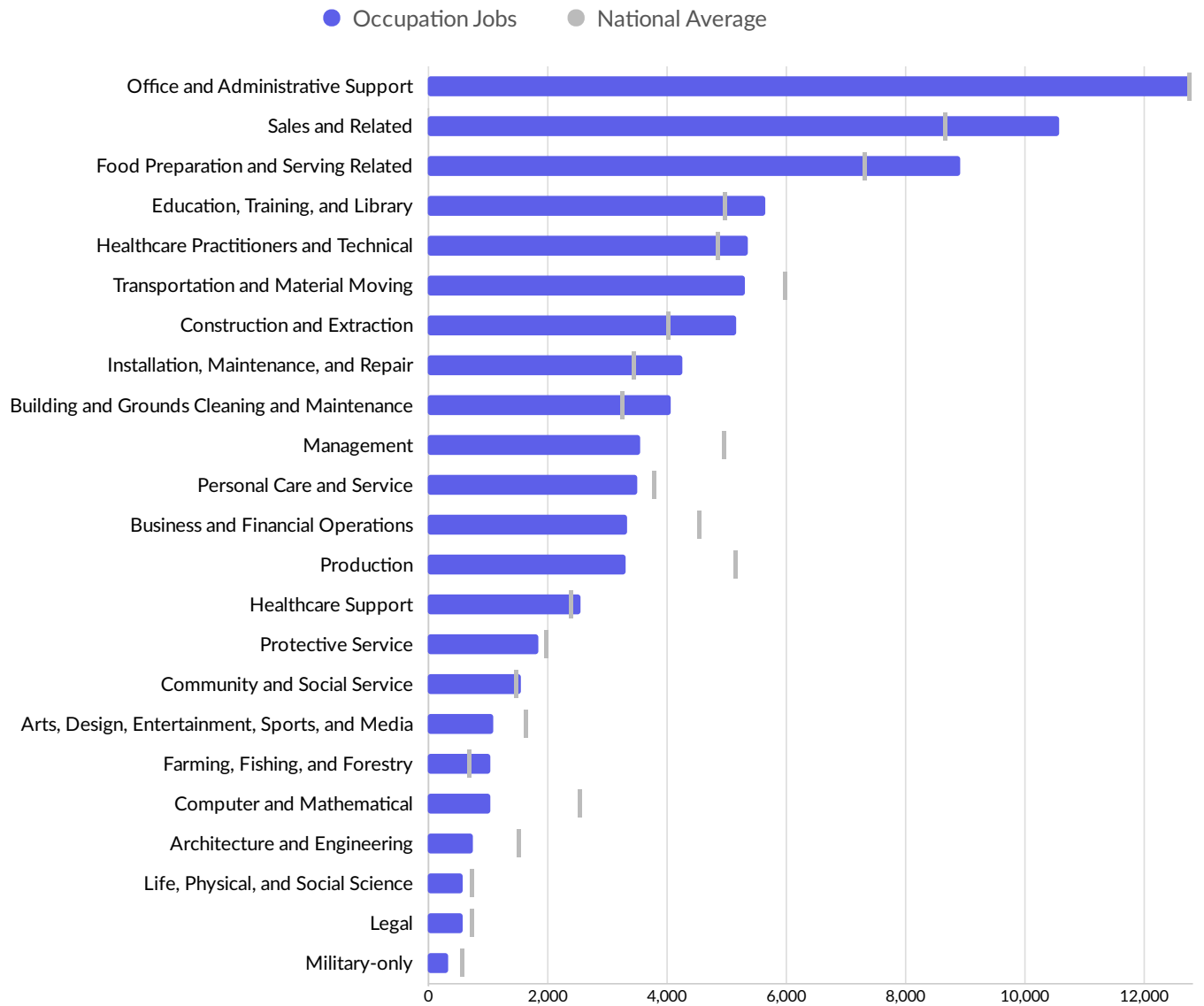


	Percentage	Business Count
1 to 4 employees	39.9%	4,032
5 to 9 employees	27.2%	2,751
10 to 19 employees	19.1%	1,929
20 to 49 employees	10.6%	1,069
50 to 99 employees	2.2%	227
100 to 249 employees	0.8%	81
250 to 499 employees	0.2%	20
500+ employees	0.1%	6

**Business Data by DatabaseUSA.com is third-party data provided by Emsi to its customers as a convenience, and Emsi does not endorse or warrant its accuracy or consistency with other published Emsi data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*

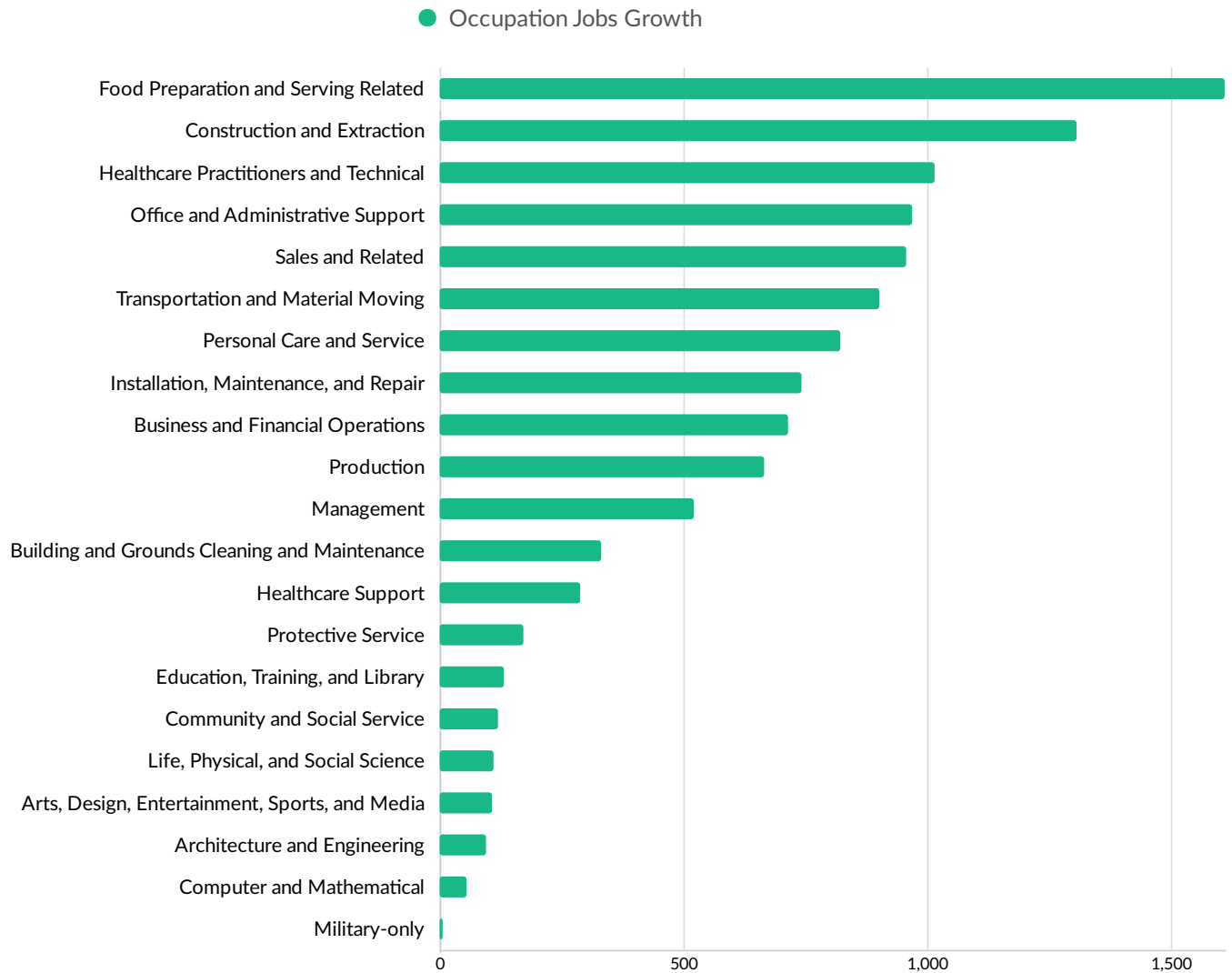
Workforce Characteristics

Largest Occupations



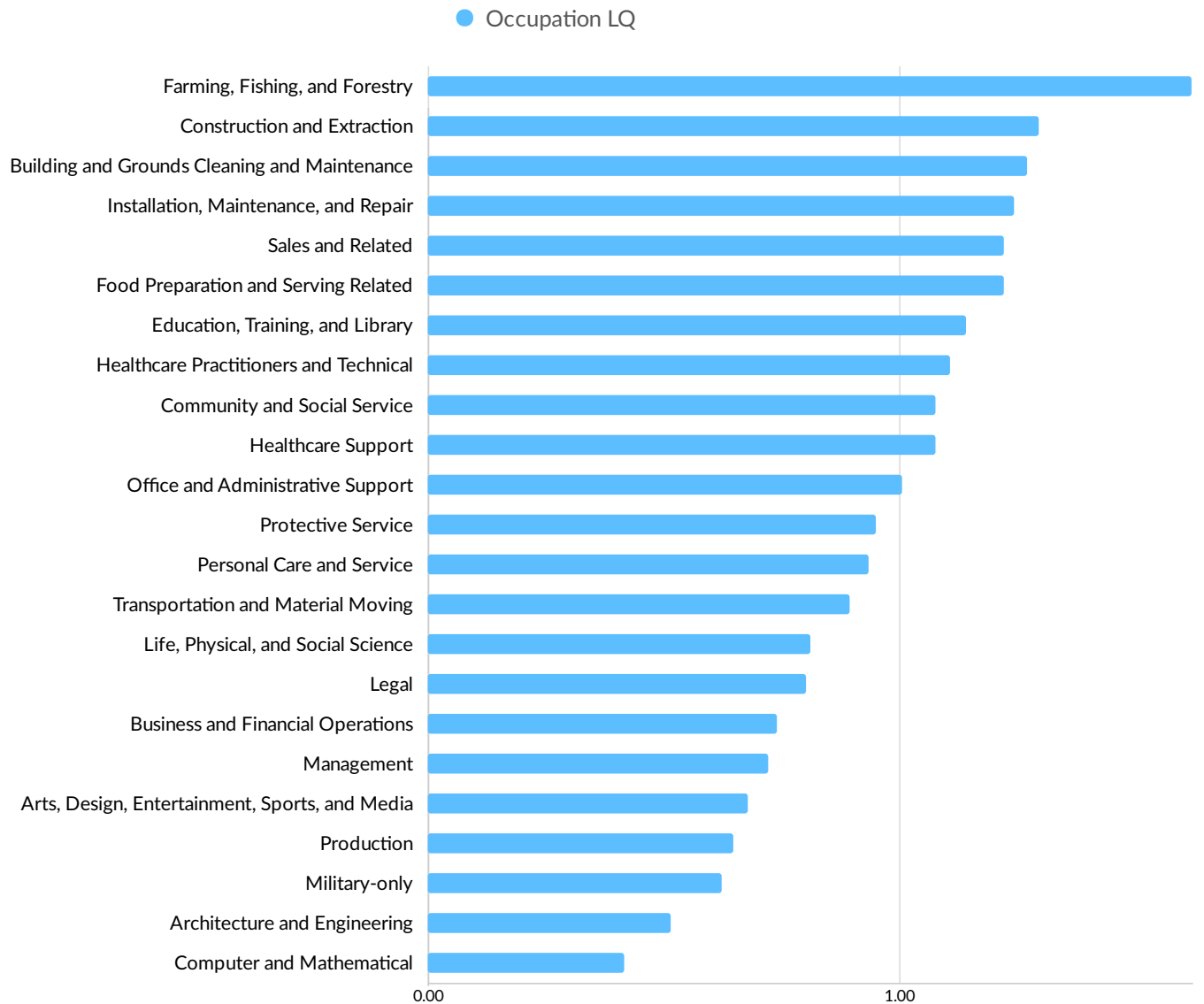
Workforce Characteristics - Cont.

Top Growing Occupations



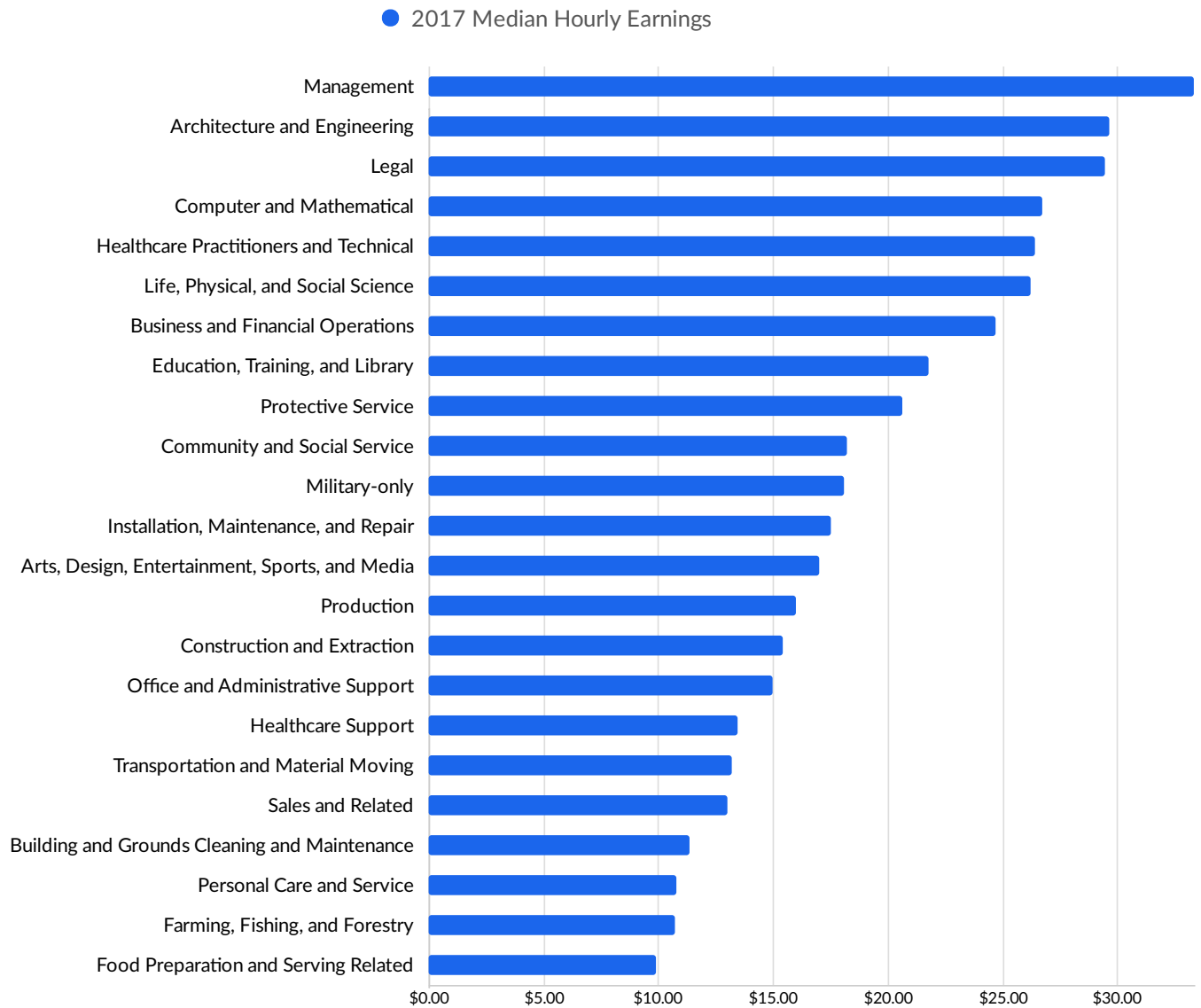
Workforce Characteristics - Cont.

Top Occupation LQ



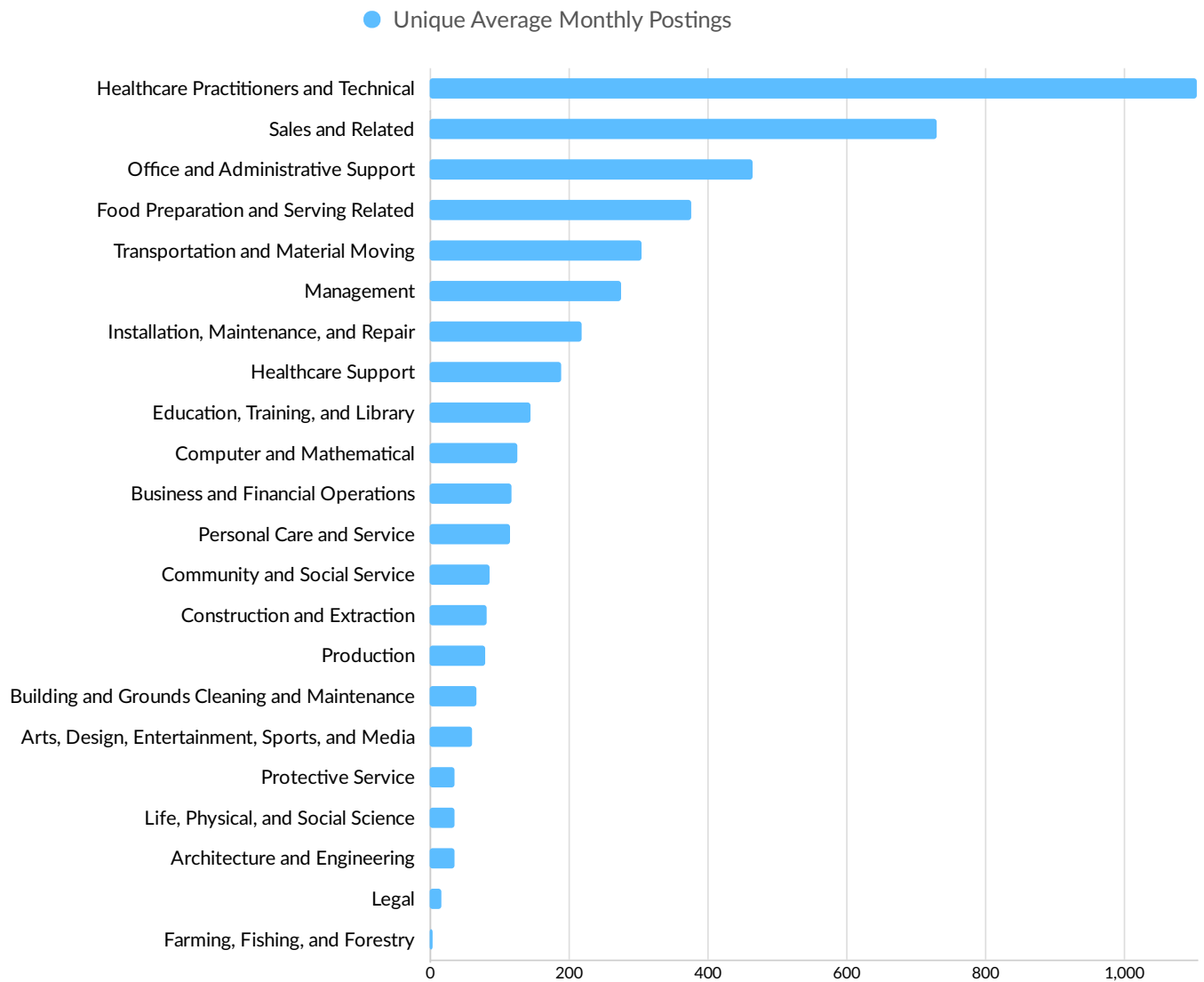
Workforce Characteristics - Cont.

Top Occupation Earnings



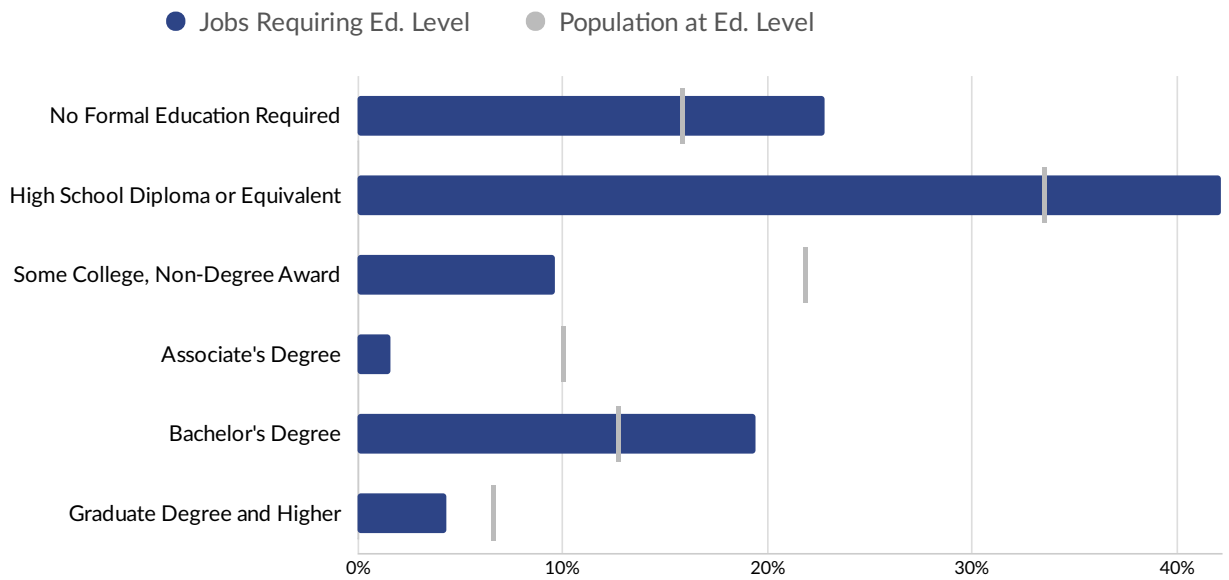
Workforce Characteristics - Cont.

Top Posted Occupations



Workforce Characteristics - Cont.

Underemployment



Workforce Characteristics - Cont.

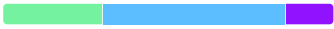








Occupation	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2017 Median Hourly Earnings	Jun 2018 - May 2019 Unique Average Monthly Postings
Office and Administrative Support	11,827	12,798	971	+8%	1.01	\$14.97	466
Sales and Related	9,617	10,573	956	+10%	1.22	\$13.04	731
Food Preparation and Serving Related	7,316	8,927	1,611	+22%	1.22	\$9.89	377
Education, Training, and Library	5,535	5,666	131	+2%	1.14	\$21.79	145
Healthcare Practitioners and Technical	4,336	5,351	1,015	+23%	1.11	\$26.42	1,104
Transportation and Material Moving	4,416	5,318	902	+20%	0.89	\$13.20	304
Construction and Extraction	3,871	5,179	1,308	+34%	1.30	\$15.42	83
Installation, Maintenance, and Repair	3,514	4,256	742	+21%	1.25	\$17.51	218
Building and Grounds Cleaning and Maintenance	3,750	4,080	330	+9%	1.27	\$11.39	67
Management	3,035	3,558	523	+17%	0.72	\$33.33	276
Personal Care and Service	2,683	3,504	821	+31%	0.93	\$10.81	116
Business and Financial Operations	2,625	3,340	715	+27%	0.74	\$24.68	119
Production	2,653	3,320	667	+25%	0.65	\$16.01	80
Healthcare Support	2,265	2,552	287	+13%	1.08	\$13.45	190
Protective Service	1,685	1,858	173	+10%	0.95	\$20.64	36
Community and Social Service	1,436	1,556	120	+8%	1.08	\$18.22	87
Arts, Design, Entertainment, Sports, and Media	982	1,089	107	+11%	0.68	\$17.00	60

Workforce Characteristics - Cont.

Occupation	2013 Jobs	2018 Jobs	Change in Jobs	% Change in Jobs	2018 LQ	2017 Median Hourly Earnings	Jun 2018 - May 2019 Average Monthly Postings	Unique Monthly Postings
Farming, Fishing, and Forestry	1,800	1,054	-746	-41%	1.62	\$10.72		5
Computer and Mathematical	994	1,049	55	+6%	0.42	\$26.73		127
Architecture and Engineering	668	763	95	+14%	0.52	\$29.65		35
Life, Physical, and Social Science	471	582	111	+24%	0.81	\$26.22		36
Legal	585	577	-8	-1%	0.80	\$29.49		16
Military-only	326	331	5	+2%	0.62	\$18.11		0

Educational Pipeline

In 2017, there were 5,425 graduates in St. Lucie County, FL. This pipeline has grown by 19% over the last 5 years. The highest share of these graduates come from Liberal Arts and Sciences/Liberal Studies, "Business Administration, Management and Operations, Other", and Registered Nursing/Registered Nurse.

School	Total Graduates (2017)	Graduate Trend (2013 - 2017)
Indian River State College	5,014 	
Fortis Institute-Port Saint Lucie	172 	
Virginia College-Fort Pierce	164 	
Aviator College of Aeronautical Science and Technology	52 	
Fort Pierce Beauty Academy	23	

● Certificate
 ● Associate's
 ● Bachelor's
 ● Master's or Higher

Letters of Support

July 15, 2019

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Indian River State College

Eric Goldman
Lawnwood Regional Medical Center
& Heart Institute

Glenn Ryals
GL Homes

Peter Tesch
Economic Development Council

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Tammy Roncaglione, CenterState Bank

Staci Storms, Realtors of St. Lucie County

Shelly Thomas, Wells Fargo

Howard Tipton, St. Lucie County

John Tompeck, Fort Pierce Utilities Authority

Jeremy Wiernasz, PGA Golf Club

Amber Woods, Treasure Coast Lexus

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:


On behalf of the Economic Development Council of St. Lucie County, it is our pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Instructure Proposal for the Tradition Center for Commerce.

We thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents.

We so grateful for your longstanding commitment to, and investment in, our great state's economic development programs and policies. Thank you very much for your help in creating a competitive pro-business environment in Florida, where employers, communities, and families can thrive.

Sincerely,



Peter Tesch
President



Economic Development Council of St. Lucie County

772.336.6250 ♦ www.youredc.com

500 NW California Blvd. ♦ Bldg. F, Suite 109 ♦ Port St. Lucie, FL 34986

(Located at Indian River State College)





The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

On behalf of OCULUS Surgical, Inc., it is our pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Instructure Proposal for the Tradition Center for Commerce.

We would like to thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce, some of which we are currently in the process of purchasing for expansion of our medical device manufacturing, distribution, and servicing operations.

As another result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. It is our understanding that CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents.

We are also grateful for your longstanding commitment to, and investment in, our great state's economic development programs and policies. Thank you very much for your help in creating a competitive pro-business environment in Florida, where employers, communities, and families can thrive.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Michael Ansorge", is written over a light blue horizontal line.

Michael Ansorge
CEO/GM
OCULUS Surgical, Inc.



508 North Colony Street
Meriden, CT 06450

Tel: 203.237.2700
866.26ACCEL

July 22, 2019

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

On behalf of Accel International, it is our pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Infrastructure Proposal for the Tradition Center for Commerce.

We thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents. We are currently working on developing our fourth US industrial plant, from proposed plan of 150,000-400,000 SF, which would add 125 jobs. This extension would directly benefit our property.

We are very grateful for your support in our expansion efforts in the City of Port St Lucie. Thank you very much for your help in creating a competitive pro-business environment in Florida, where employers, communities, and families can thrive. We are looking forward to working with the great people of Florida and welcoming 125 new employees to our company!

Sincerely,

Timothy Cummings
Accel International
203.237.2700

High Performance Conductors With Guaranteed World Class Quality,

Superior Service And Advantageous Pricing For You

SINA
COMPANIES
REAL ESTATE DEVELOPMENT

July 15, 2019

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

On behalf of Sina Companies, it is our pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Infrastructure Proposal for the Tradition Center for Commerce.

We thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents. We are working with Accel International for the development of a 125,000 SF industrial plant which would add 125 jobs. This extension would directly benefit Accel's property.

We are so grateful for your longstanding commitment to, and investment in, our great state's economic development programs and policies. Thank you very much for your help in creating a competitive pro-business environment in Florida, where employers, communities, and families can thrive.

Sincerely,



Malcolm Sina
Executive Chairman
Sina Companies

Sina Companies LLC
5220 Hood Road
Suite 110
Palm Beach Gardens, FL 33418

Telephone 561 627 8724
Email malcolm@sinacompanies.com

www.sinacompanies.com



July 16, 2019

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St. Lucie

Dear Governor DeSantis:

It is The **Tambone** Companies pleasure to support the City of Port St. Lucie's Florida Job Growth Grant Fund Instructure Proposal for The Tradition Center for Commerce.

As the exclusive developers working with The City of Port St. Lucie on managing, marketing, planning and selling 84 acres in The Tradition Center for Commerce, the proposed Hegener Drive extension will only contribute by providing critical infrastructure to the surrounding area developments. These improvements have a direct impact on the creation of much needed high-wage / high-skilled jobs for The City of Port St. Lucie residents.

Tambone is fortunate to be working with The City of Port St. Lucie on this unique opportunity and look forward to seeing the positive impact as a result of the Hegener Drive extension.

With your support for creating a competitive pro-business environment in Florida, we can continue to grow this areas recognition and economic prosperity.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. P. Tambone". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Richard P. Tambone
Tambone Companies, LLC



INDIAN RIVER STATE COLLEGE Office of the President

June 16, 2019

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

On behalf of Indian River State College (IRSC), I am providing this letter of support for the City of Port St Lucie's Florida Job Growth Grant Fund Instructure Proposal for the Tradition Center for Commerce.

In early 2018, the Department of Economic Opportunity approved a first infrastructure Job Growth Grant for the City of Port St Lucie and the Tradition Center for Commerce. Port St Lucie matched those funds and readied more than 100 acres for commercial and industrial development in the Tradition area. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The City is now seeking a second grant, proposing a Hegener Drive extension in Tradition Center for Commerce; the project will expand economic development opportunities by providing access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which encompasses four miles of frontage along I-95 in our state's eighth largest city. Most importantly, these infrastructure and site improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our region.

IRSC is most appreciative of your staunch commitment to our state through strong economic development programs and policies. As always, the College stands ready to assist you in moving Florida forward, and offers thanks in advance for your consideration of the City of Port St. Lucie's most recent Job Growth Grant proposal.

Sincerely,

A handwritten signature in black ink that reads "Edwin R. Massey". The signature is written in a cursive, flowing style.

Edwin R. Massey, Ph.D.
President

3209 Virginia Avenue ■ Fort Pierce, Florida 34981-5596 ■ Ph: 1-772-462-4701 ■ www.irsc.edu

Fort Pierce ■ Okeechobee ■ Port St. Lucie ■ Stuart ■ Vero Beach



The Unified Chamber of Fort Pierce,
Port St. Lucie and all of St. Lucie County

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

On behalf of the St. Lucie County Chamber of Commerce, it is our pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Infrastructure Proposal for the Tradition Center for Commerce.

We thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents.

Thank you for your longstanding commitment to, and investment in, our great state's economic development programs and policies.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terissa", is positioned above the typed name.

Terissa C. Aronson, President/CEO



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Health Policy, *Chair*
Appropriations Subcommittee on Health
and Human Services, *Vice Chair*
Appropriations Subcommittee on Criminal
and Civil Justice
Children, Families, and Elder Affairs
Military and Veterans Affairs and Space

JOINT COMMITTEE:
Joint Committee on Public Counsel Oversight

SENATOR GAYLE HARRELL

25th District

August 13, 2019

The Honorable Ron DeSantis, Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce

Dear Governor DeSantis:

It is my pleasure to support the City of Port St Lucie's Florida Job Growth Grant Fund Infrastructure Proposal for the Tradition Center for Commerce.

I thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the loop road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents.

Thank you for your commitment to, and investment in, our great state's economic development programs and policies.

Sincerely,

A handwritten signature in blue ink that reads "Gayle".

Gayle Harrell, District 25
Florida Senate

REPLY TO:

- 215 SW Federal Highway, Suite 203, Stuart, Florida 34994 (772) 221-4019
- 310 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5025

Senate's Website: www.flsenate.gov

BILL GALVANO
President of the Senate

DAVID SIMMONS
President Pro Tempore



Representative Toby Overdorf

Florida House of Representatives

District 83

District Office:
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Tallahassee Office:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5083

Toby.Overdorf@MyFloridaHouse.gov

Monday, August 19, 2019

The Honorable Ron DeSantis
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, FL 32399-0001

RE: Florida Job Growth Grant Fund Request – Tradition Center for Commerce and the City of Port St Lucie

Dear Governor DeSantis:

As the House of Representatives Member for the City of Port St. Lucie, it is my pleasure to support the City's Florida Job Growth Grant Infrastructure Proposal for the Tradition Center for Commerce.

We thank the Department of Economic Opportunity for approving the first infrastructure job growth grant for Port St Lucie and the Tradition Center for Commerce earlier in 2018. Combined with the matching funds from the City of Port St Lucie, there are now 100+ acres ready for commercial and industrial development in the Tradition Center for Commerce. As a result of the State's investment, the City of Port St. Lucie was able to retain the expansion of City Electric Supply's (CES) new \$48 million, 411,000 sf manufacturing and distribution facility adjacent to the Loop Road. CES will retain 225 high wage jobs and create an additional 50 new jobs.

Commerce Committee | Higher Education Appropriations Subcommittee
Higher Education and Career Readiness Subcommittee | Local, Federal and Veterans Affairs Subcommittee
Transportation and Infrastructure Subcommittee

The proposed Hegener Drive extension in Tradition Center for Commerce will provide access to an additional 108-acre parcel that can accommodate 1.6 million square feet of commercial and industrial development. The Tradition Center for Commerce is located in the City of Port St Lucie's jobs corridor, which is located on 4 miles of frontage along I-95 in Florida's 8th largest city with a regional population of over 600,000 individuals. Additionally, these improvements will have a direct impact in the creation of hundreds of much needed high-wage, high-skilled jobs for our residents.

Thank you for your longstanding commitment to, and investment in, our great state's economic development programs and policies.

Honorably Yours,

A handwritten signature in black ink, appearing to read 'Toby Overdorf', with a long horizontal line extending to the right.

Toby Overdorf
State Representative, District 83