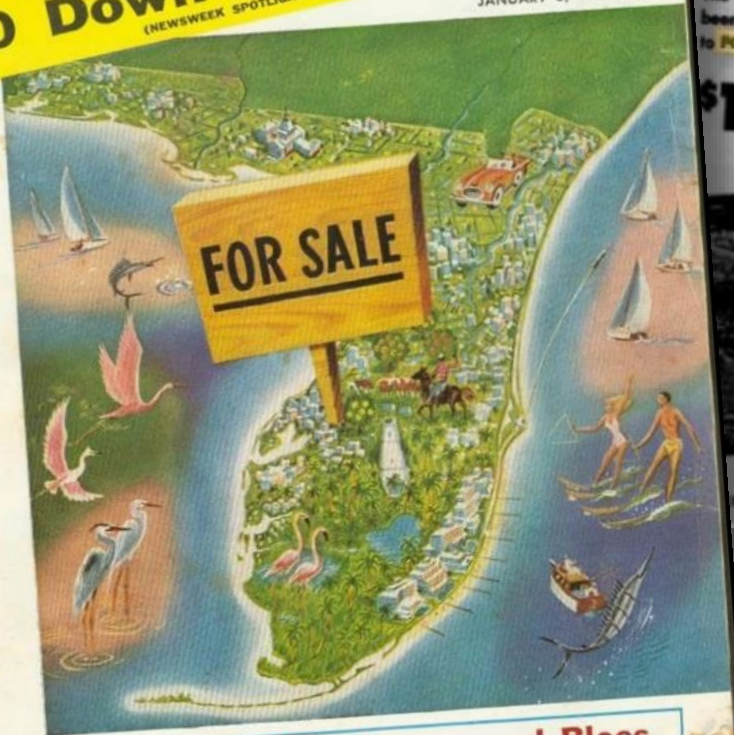


Newsweek

THE NEW FLORIDA LAND RUSH

\$10 Down for a 'Dream'
(NEWSWEEK SPOTLIGHT ON BUSINESS)

JANUARY 5, 1959 25c



Congress Now: Bosses and Blocs
SPECIAL NATIONAL REPORT

Announcing The **OPENING** of **PORT ST. LUCIE**

BY THE BUILDERS OF PORT CHARLOTTE, FLORIDA'S MOST TALKED ABOUT COMMUNITY
A NEW NAME

The name of the community has been changed from RIVER PARK to **PORT ST. LUCIE**

A NEW LOW PRICE

Choice 80' x 125' homesites will be nationally advertised and sold for \$995*

A WISE INVESTMENT

\$10 DOWN \$10 A MONTH

which includes 5% interest



AERIAL VIEW OF PORT ST. LUCIE
AND WEST. U.S. 1 IN FOREGROUND.



A FRIENDLY GROUP ENJOYS
A PICNIC IN THE PARK AT PORT ST. LUCIE



ONE OF MANY SCENIC
VIEWS OF THE BEAUTIFUL ST. LUCIE RIVER.

CityofPSL.com



Our Evolving City

224,905 Port St. Lucie residents

11,000 New residents in the past year

33% population growth over 10 years

In 1970, just nine years after our incorporation, our population was about 300. Our population has grown dramatically since then, including a 33% increase in past 10 years alone. Today, over 224,000 residents live here, with 11,000 moving here just in the past year.

Third Largest city in South Florida
Seventh Largest city in Florida

2011

Port St. Lucie is not a typical City. Port St. Lucie was originally planned by General Development Corp. (GDC) in the 1960s as a retirement haven with 80,000 platted single-family lots. It wasn't built with the infrastructure future residents would need for more residential, commercial and industrial uses. Over the past six decades, Port St. Lucie's leaders have successfully overcome many obstacles to become the City we are today.

That has meant retrofitting much of the City to include infrastructure like sidewalks and additional roadways such as Crosstown Parkway. There is still work to be done as Port St. Lucie continues to evolve. The Mayor, City Council and staff are working everyday to manage the today's growth and plan for what will come in the future.

CityofPSL.com

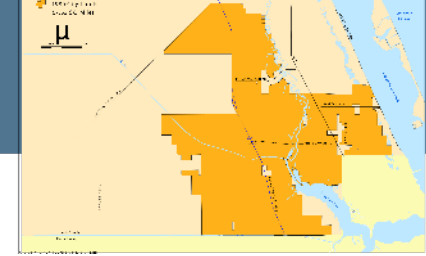
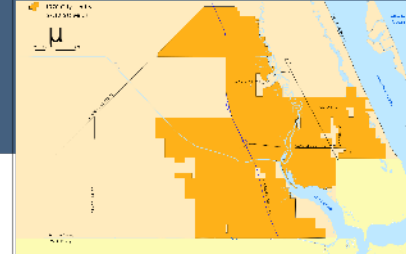
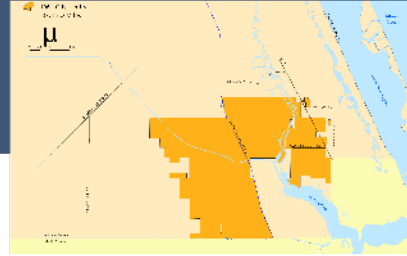
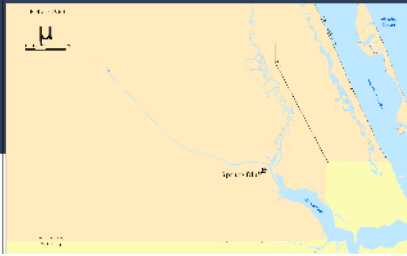


Pre-1960s

1960s

1970s

1980s

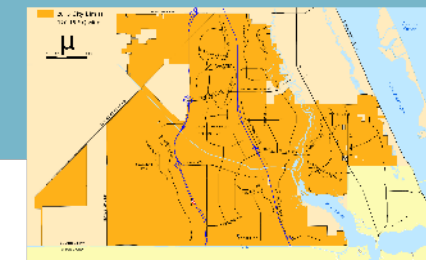
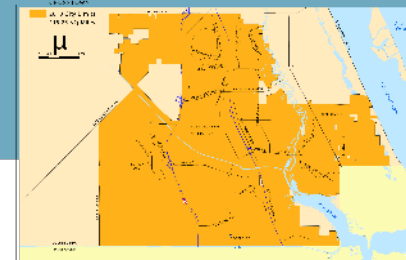
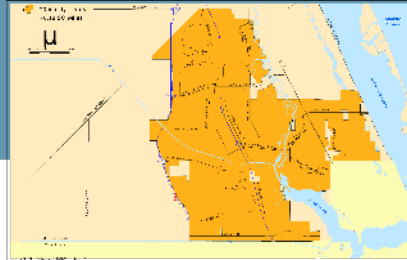
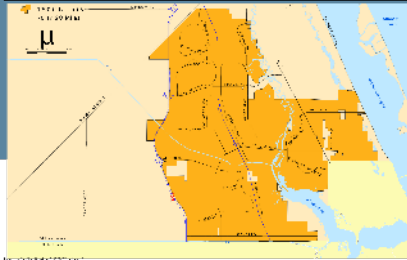


1990s

2000s

2010s

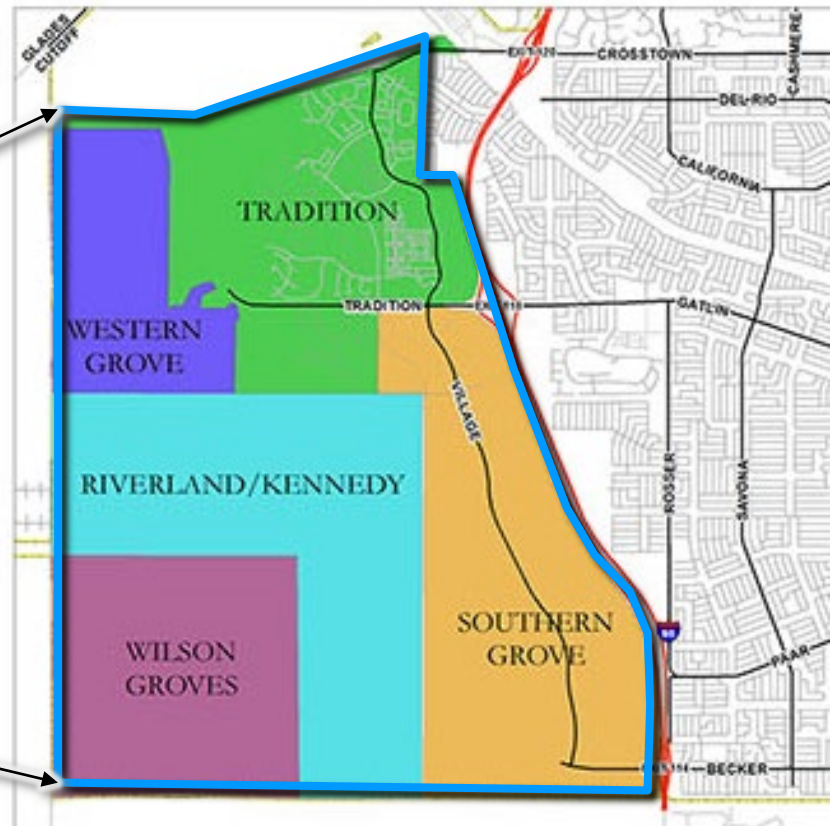
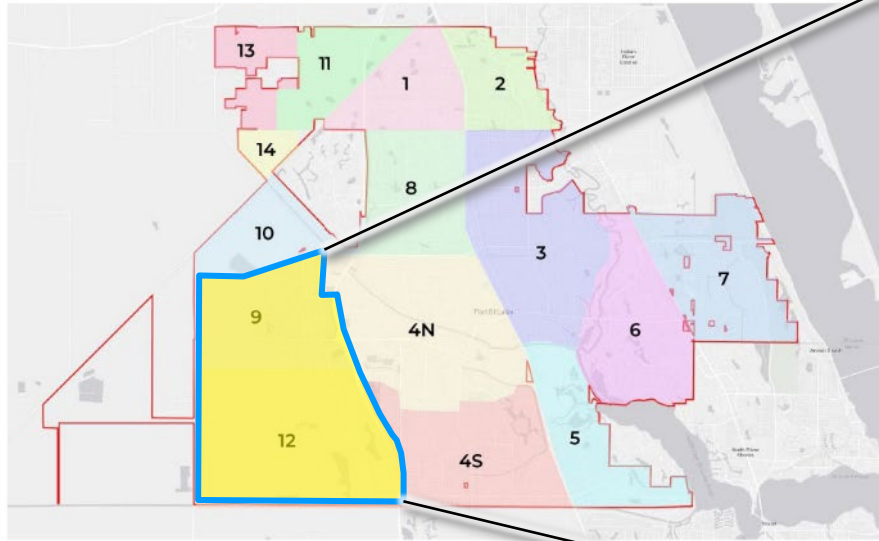
2020s



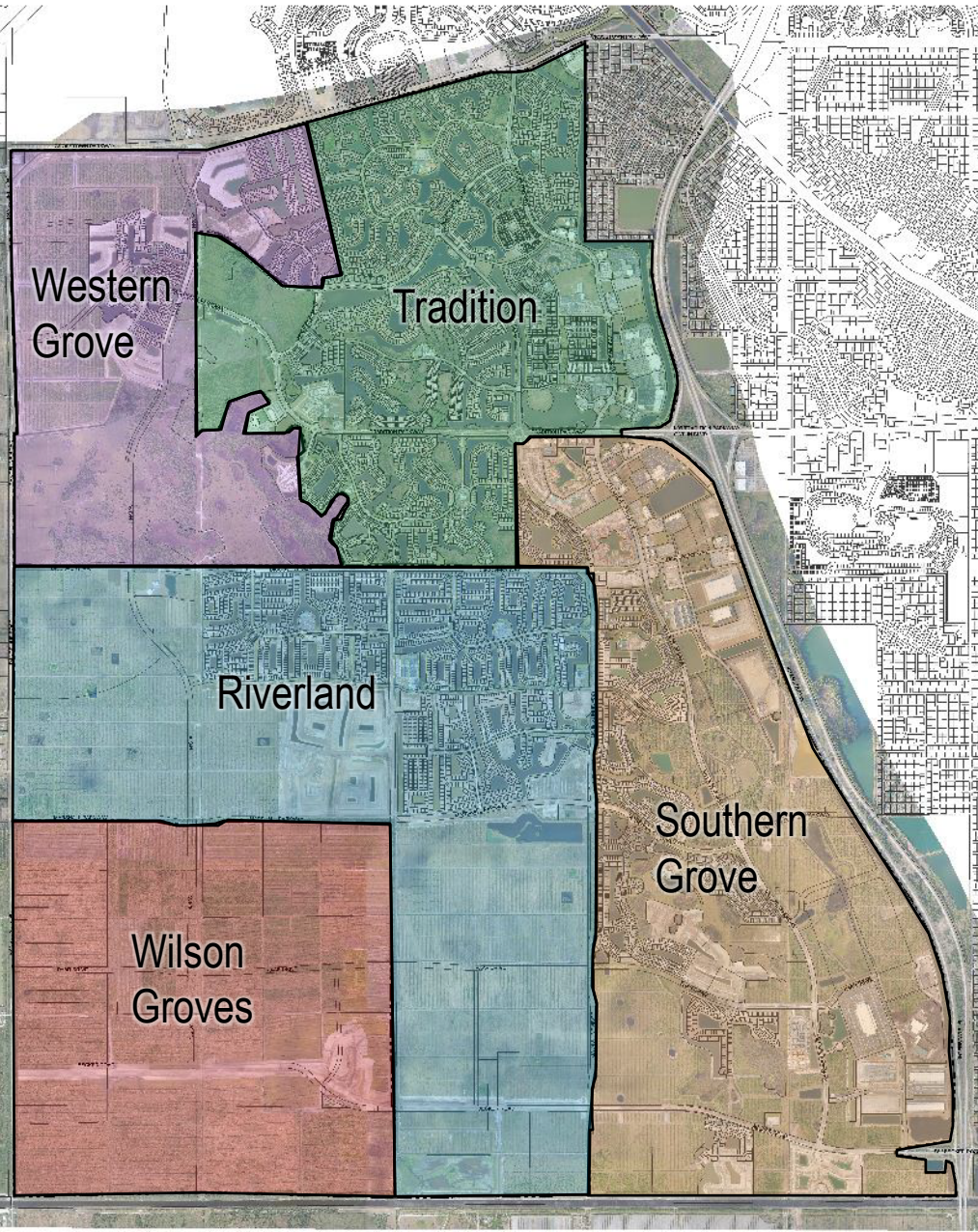
What is a Development of Regional Impact ?


A large area of property initially under common ownership which is master planned, reviewed by the local government and other agencies and ultimately is approved with 'entitlements' – how much commercial , residential, park, school, emergency services (fire) sites along with which roads and utilities will be required.





Approved: 33,502
Built: 9,900+/- (~30%)
Remaining to be built: 23,500+/- (~70%)



 **Tradition** (Mattamy Palm Beach LLC)

Annexed: March 2003

DRI Approved: September 2003

 **Western Grove** (Mattamy Palm Beach LLC)


Annexed: March 2003

DRI Approved: February 2007

 **Southern Grove** (Mattamy Palm Beach LLC)

Annexed: July 2004

DRI Approved: September 2006

 **Riverland** (Riverland/Kennedy II LLC)

Annexed: July 2004

DRI Approved: October 2006

 **Wilson Groves** (ACR Acquisition LLC)

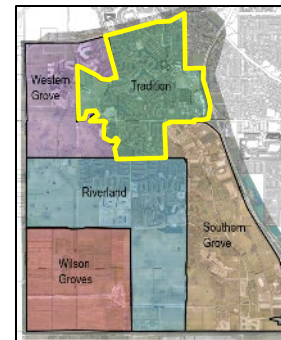
Annexed: July 2004

DRI Approved: October 2006

Tradition (Mattamy Palm Beach LLC)

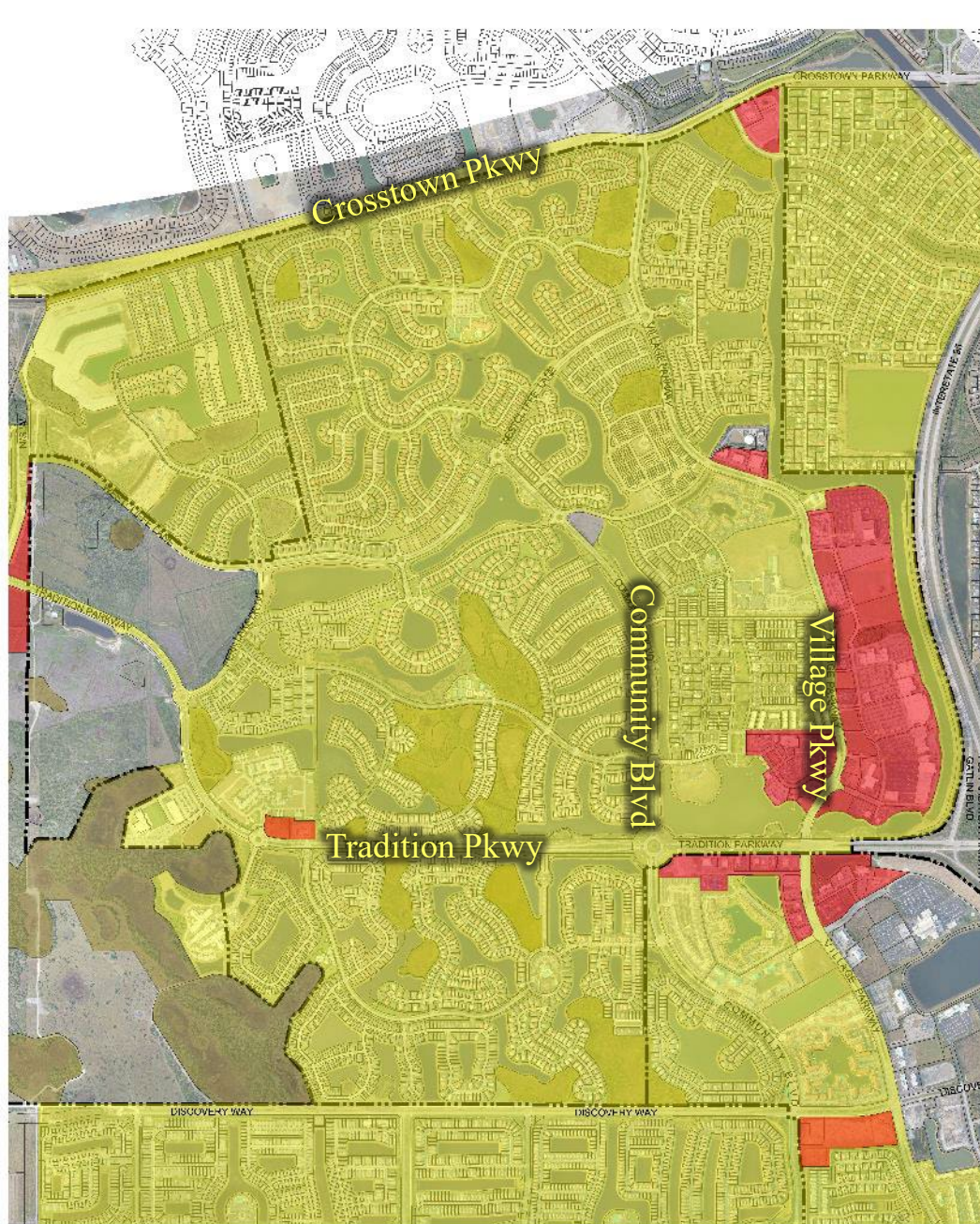
ENTITLEMENTS:

- 2,727 acres
- 6,290 Dwelling Units (Homes)
- 150 Hotel Rooms
- 950,000 SF Commercial
- 700,000 SF Office
- 90,000 SF Warehouse
- 207 acres Conservation
- 245 acres of Parks/ Open Space



KEY:



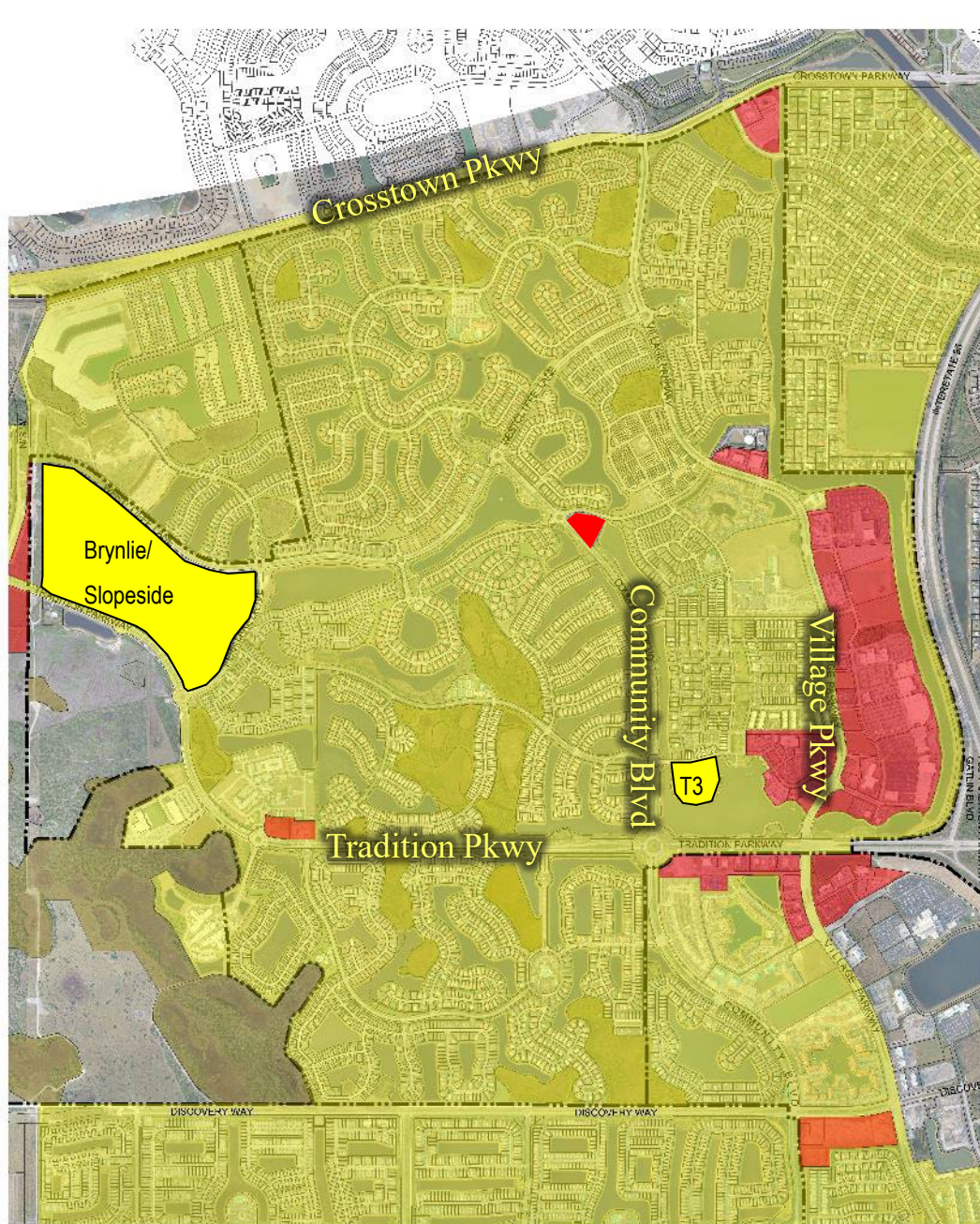


Shopping Centers, Retail, Office,
Industrial Businesses



Residential Single Family,
Townhomes, Apartments



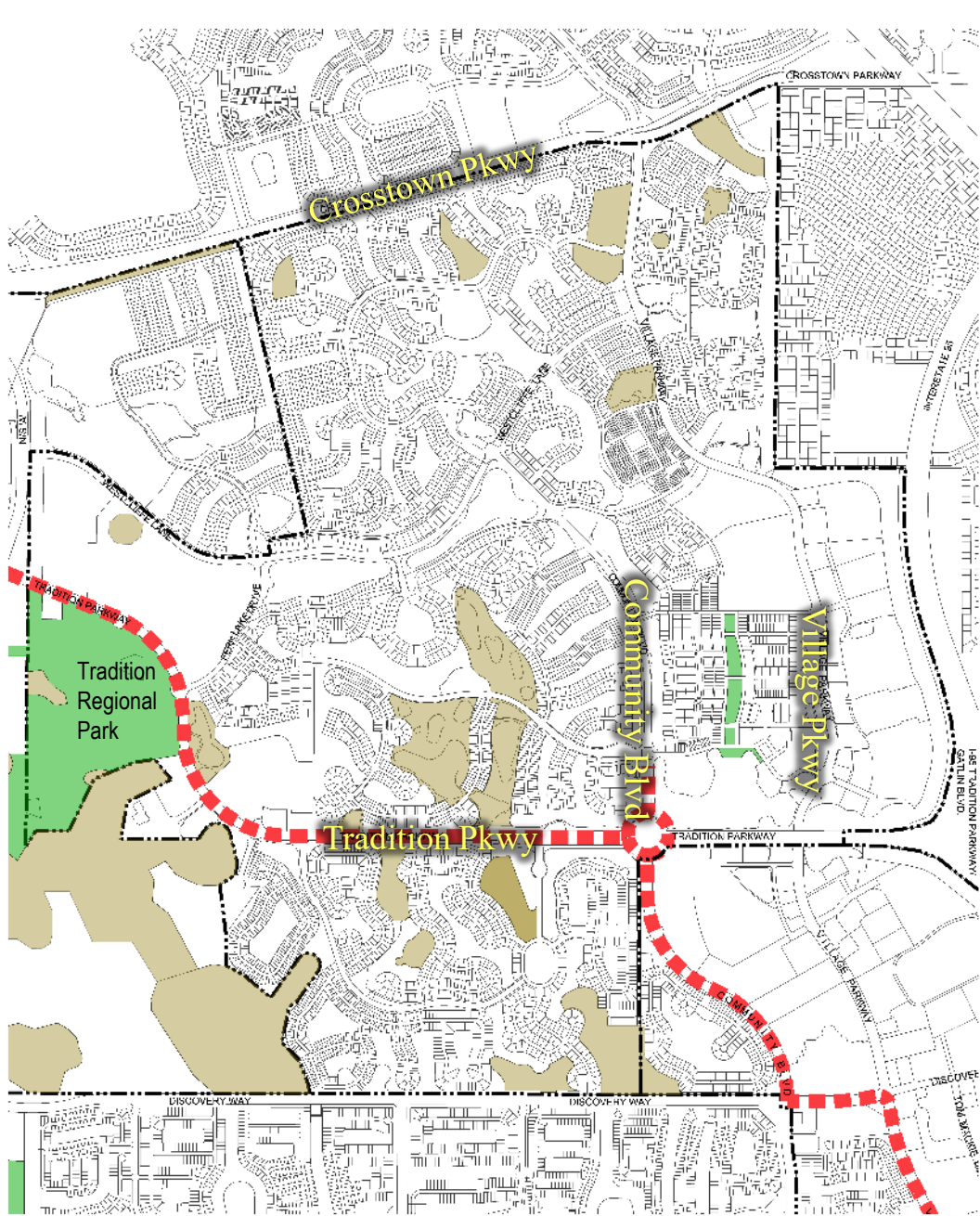


 Neighborhood
Commercial/Services

 Residential

- ✓ Brynlie/ Slopeside Parcels recently approved
- ✓ T3 Future Residential

Tradition is approx. 95% built

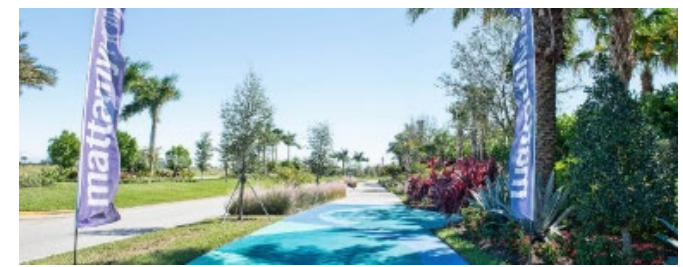


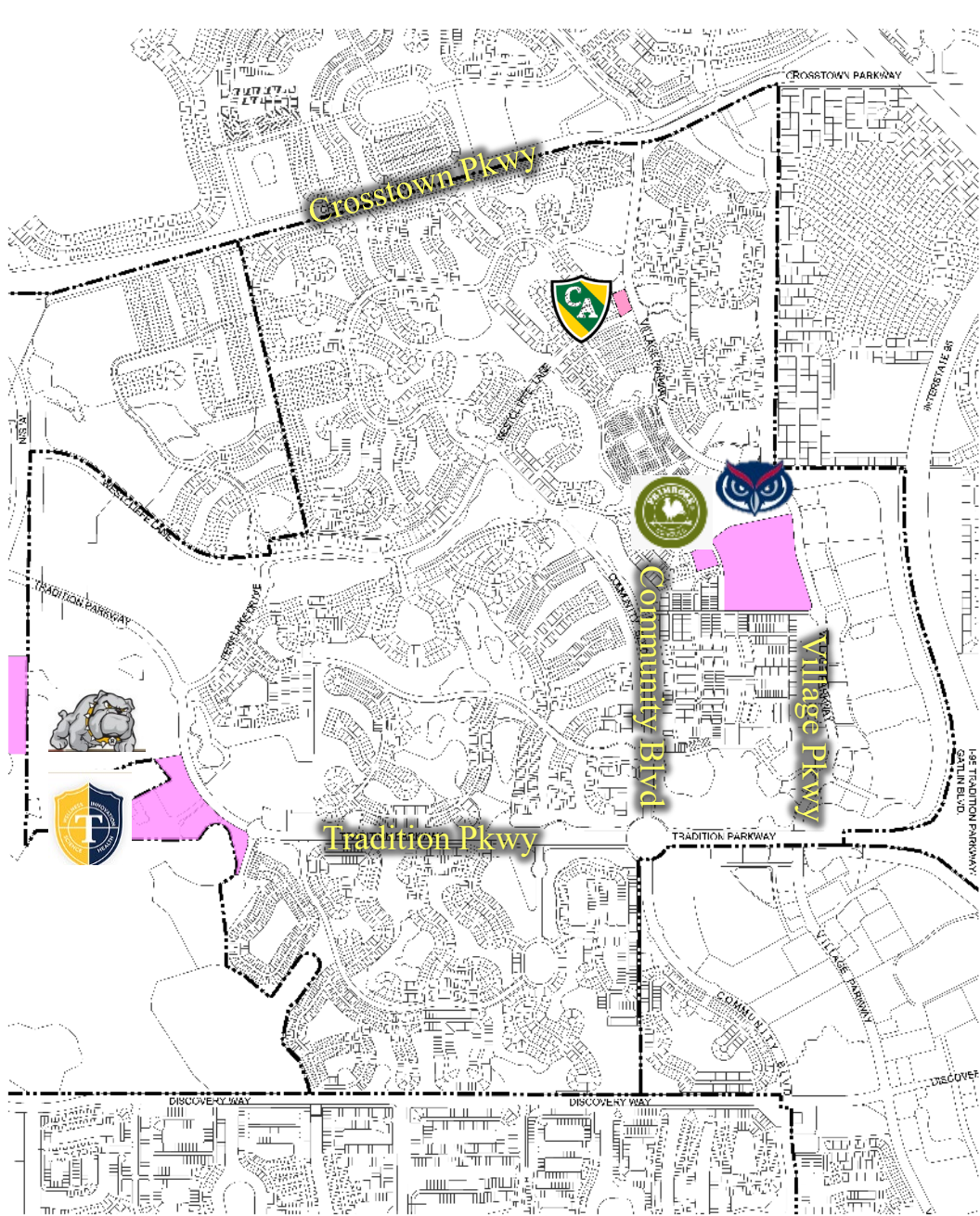
 Parks

Tradition Regional Park – Phase 1
Begin: Summer 2023
Complete: Summer 2025

 Wetland and Upland Conservation

 Tradition Trail





 Schools



Primrose School at Tradition



Palm Pointe Educational Research School at Tradition



RENAISSANCE CHARTER SCHOOL AT **TRADITION**

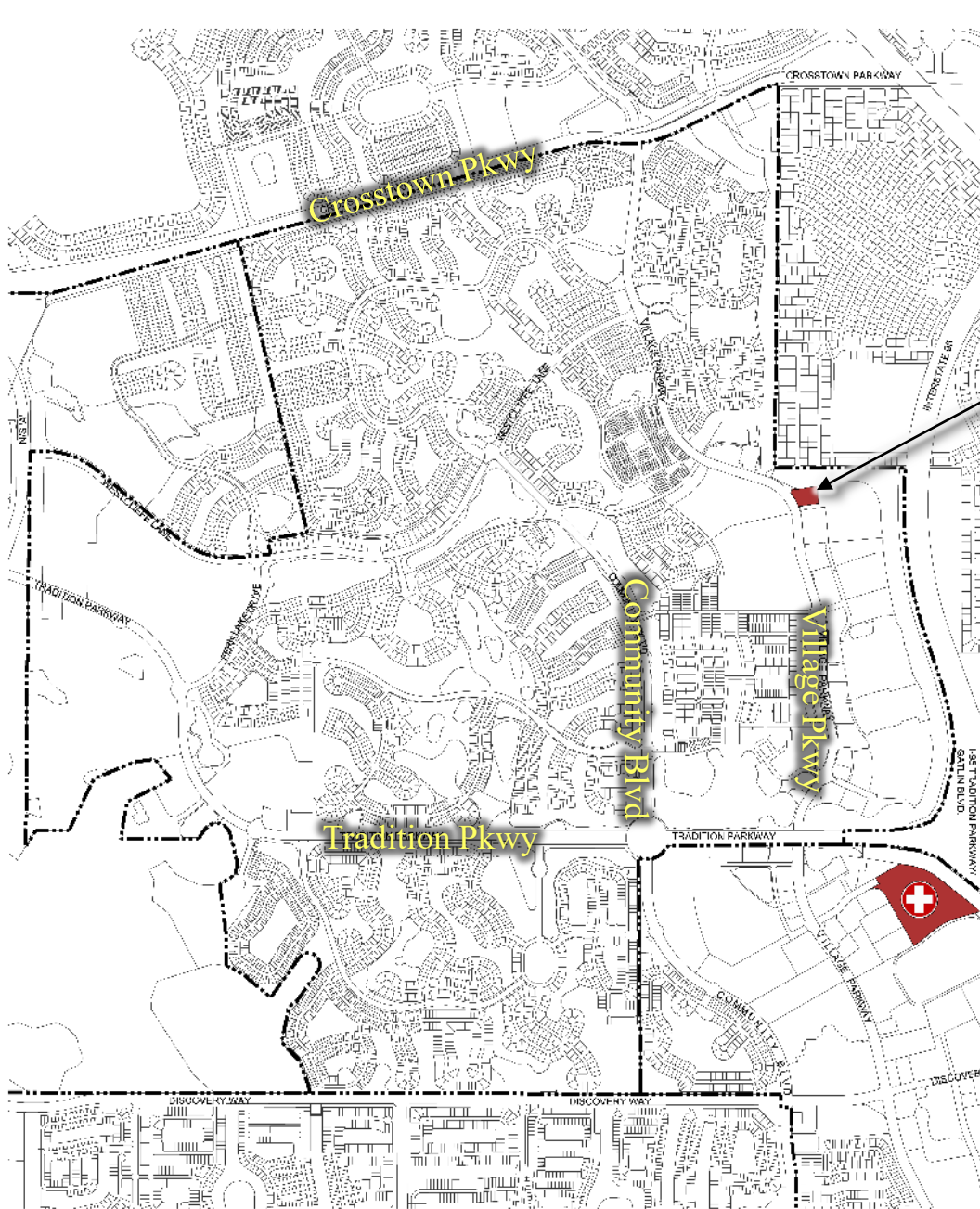


TRADITION
PREPARATORY HIGH SCHOOL



Chesterbrook Academy Preschool





Emergency Services



Fire Station #17

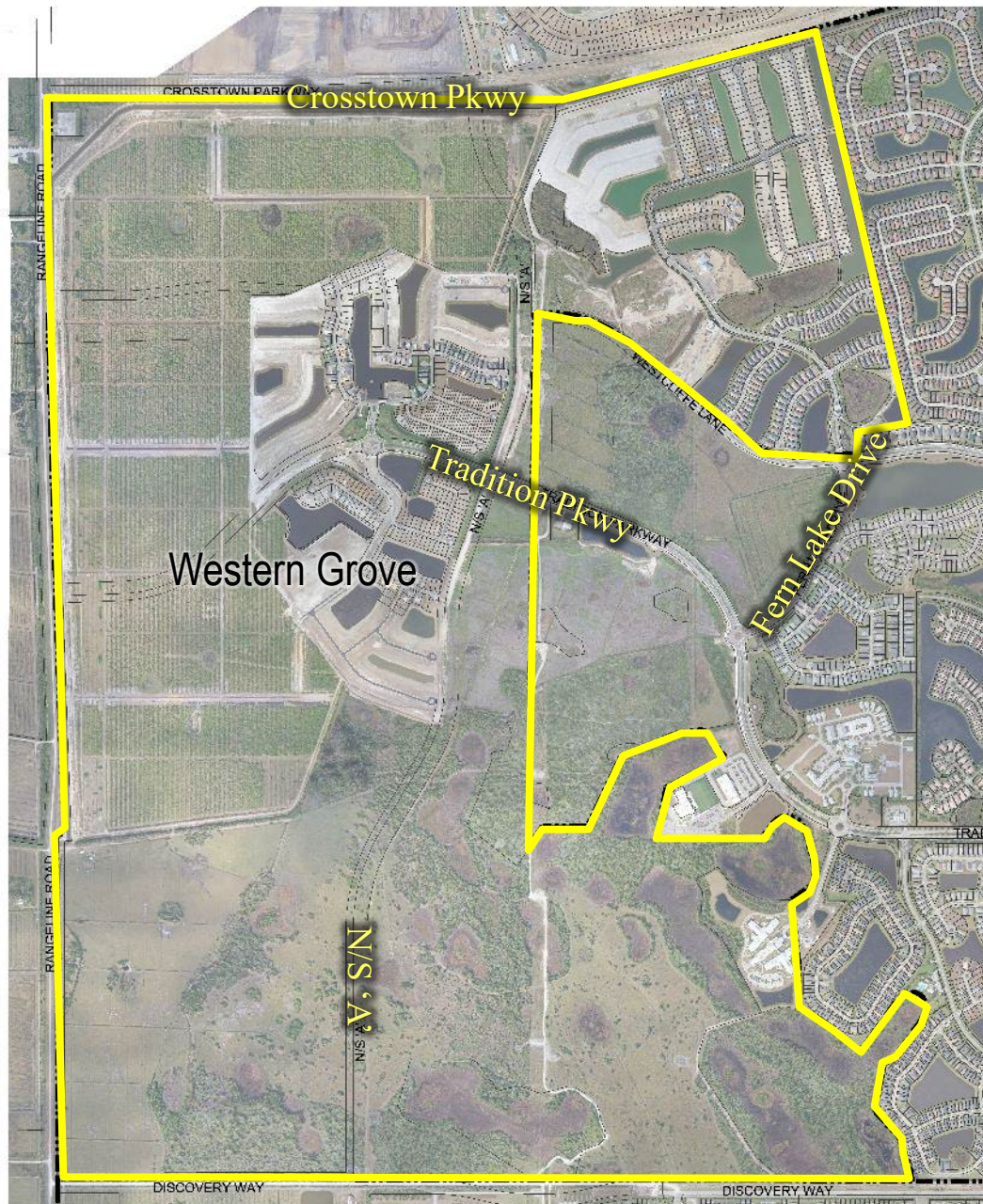
Staff:

Station Captain or Lieutenant, Driver Engineer, (3) Paramedics and (2) EMT's

Equipment:

Fire Engine, Rescue Vehicle, Brush Truck

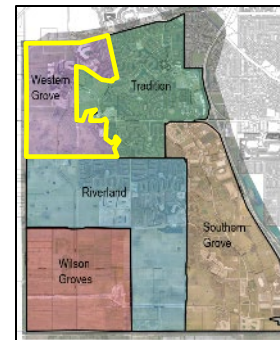




Western Grove (Mattamy Palm Beach LLC)

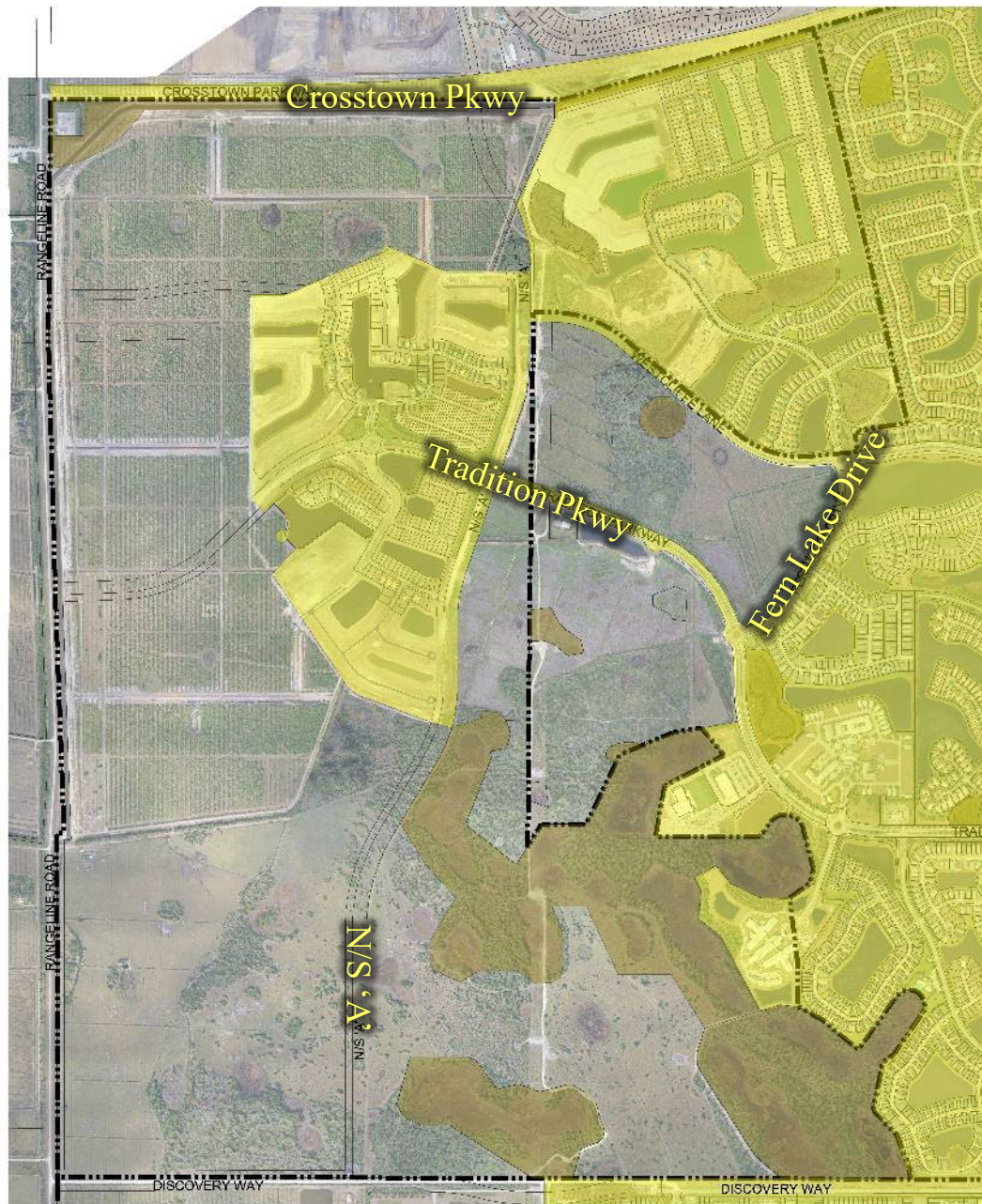
ENTITLEMENTS:


- 1,941 acres
- 4,000 Dwelling Units (Homes)
- 200,000 SF Commercial
- 50,000 SF Office
- 50 acres of Parks/ Open Space
- 95 acres of Conservation
- (1) School Site (K-8)

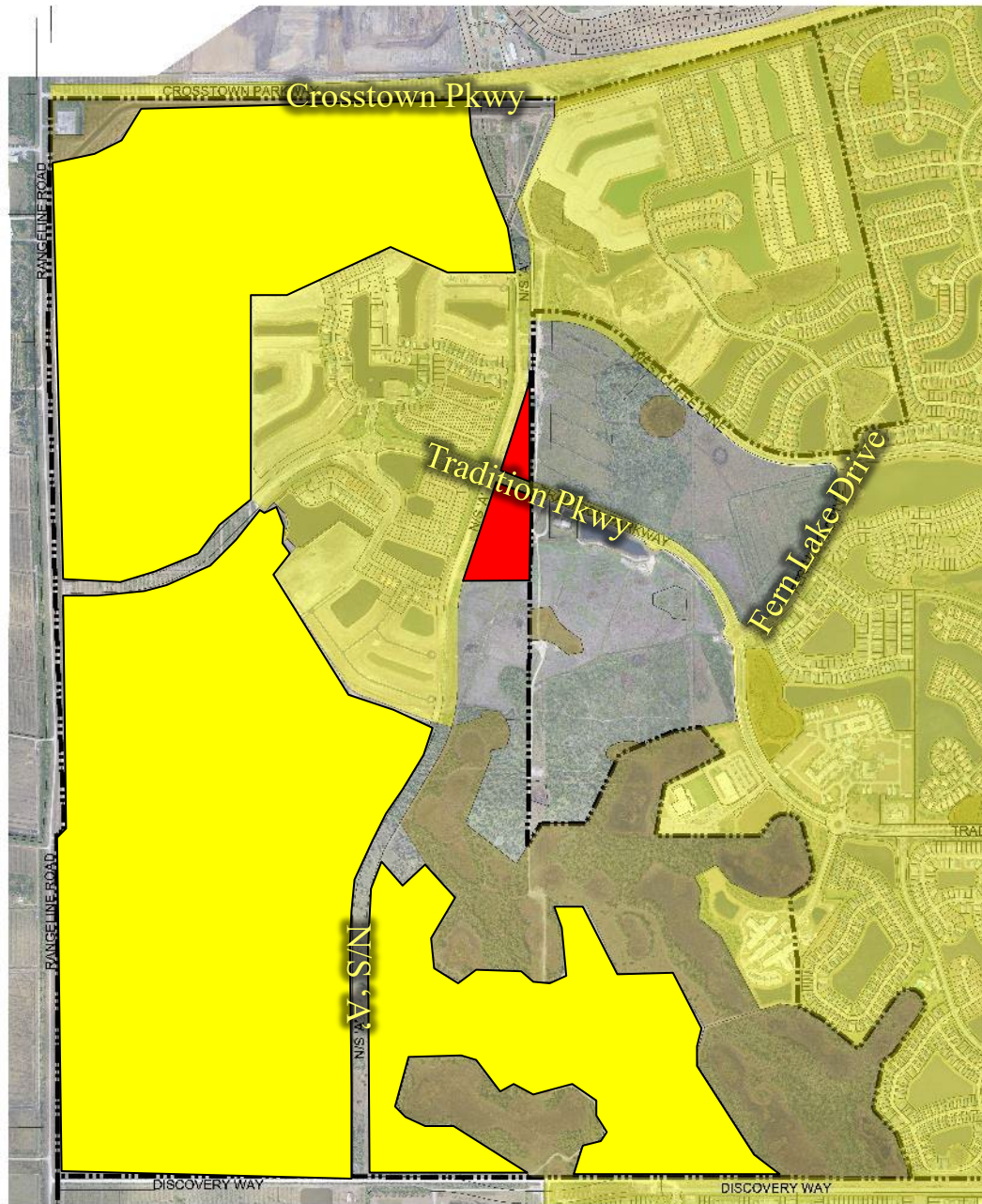


KEY:





 Residential Single Family,
Townhomes, Apartments

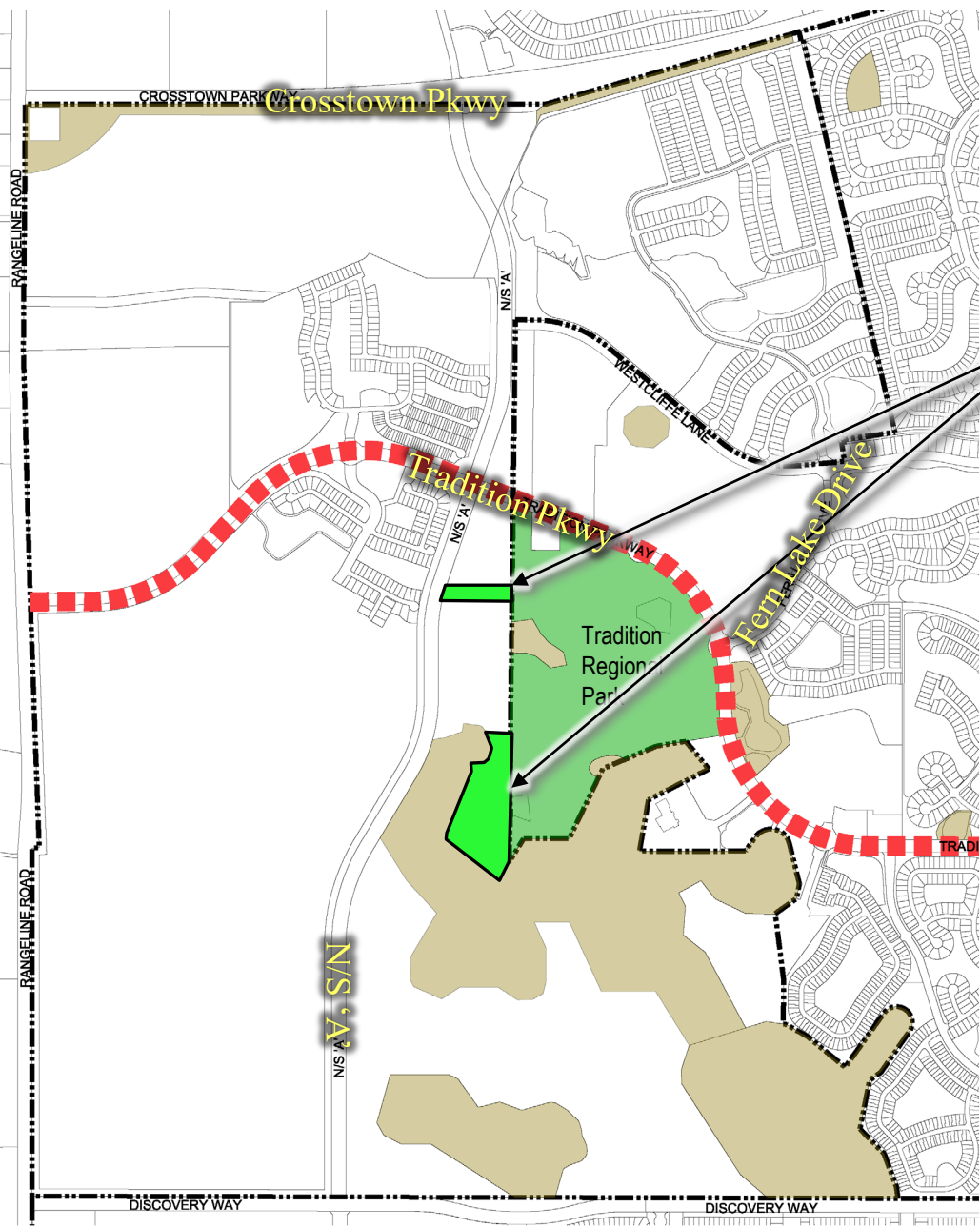


■ Shopping Centers, Retail & Office

■ Residential

Western Grove is approx. 25% built



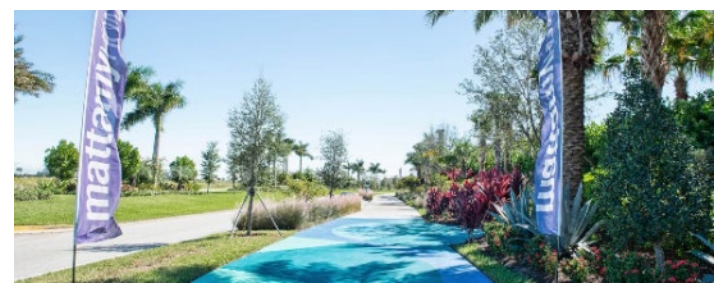


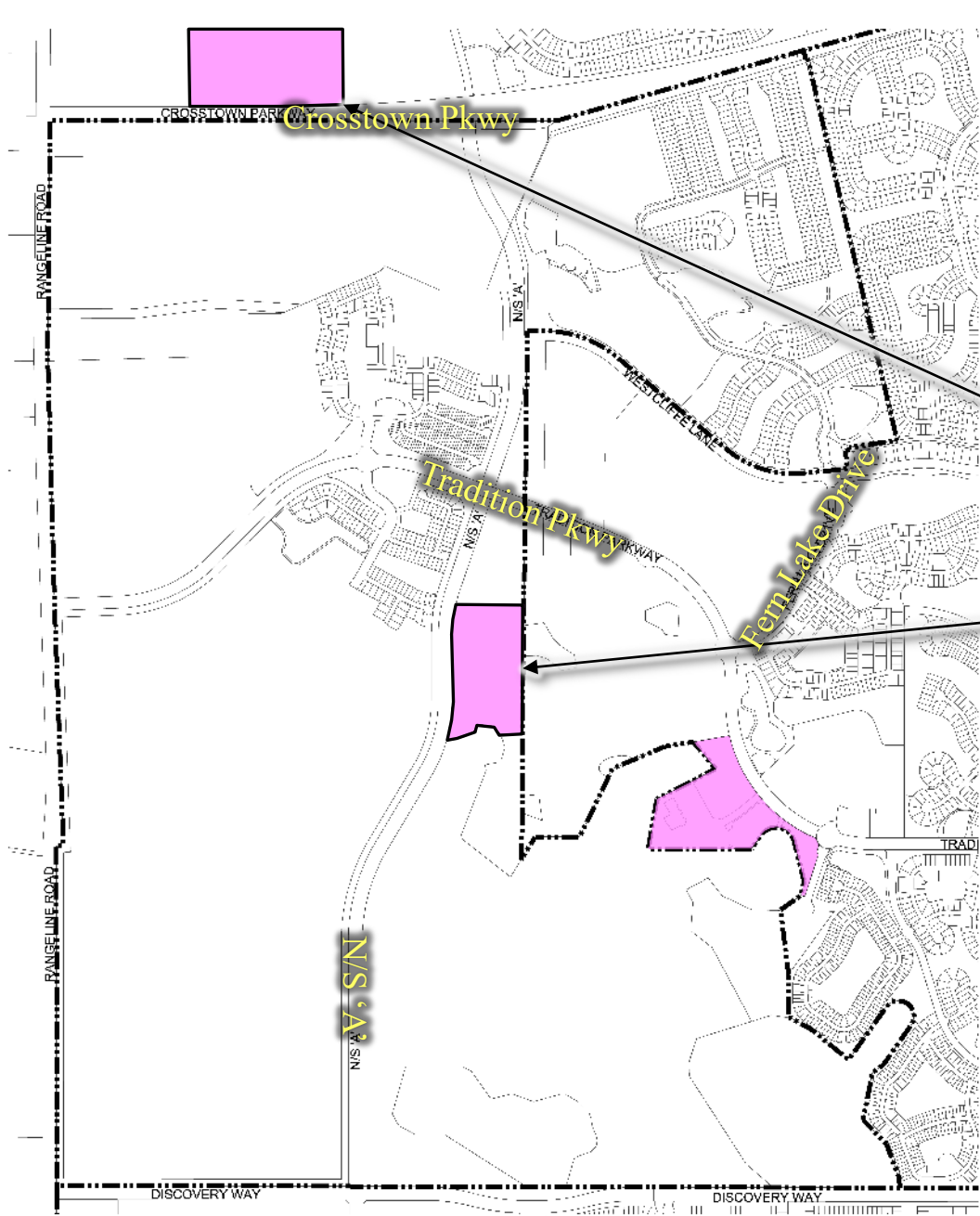
 Parks

Required Park Acreage is added to Tradition Regional Park to provide connectivity to N/S 'A' Roadway and Master Plan elements in southwest corner of Regional Park

 Wetland and Upland Conservation

 Tradition Trail





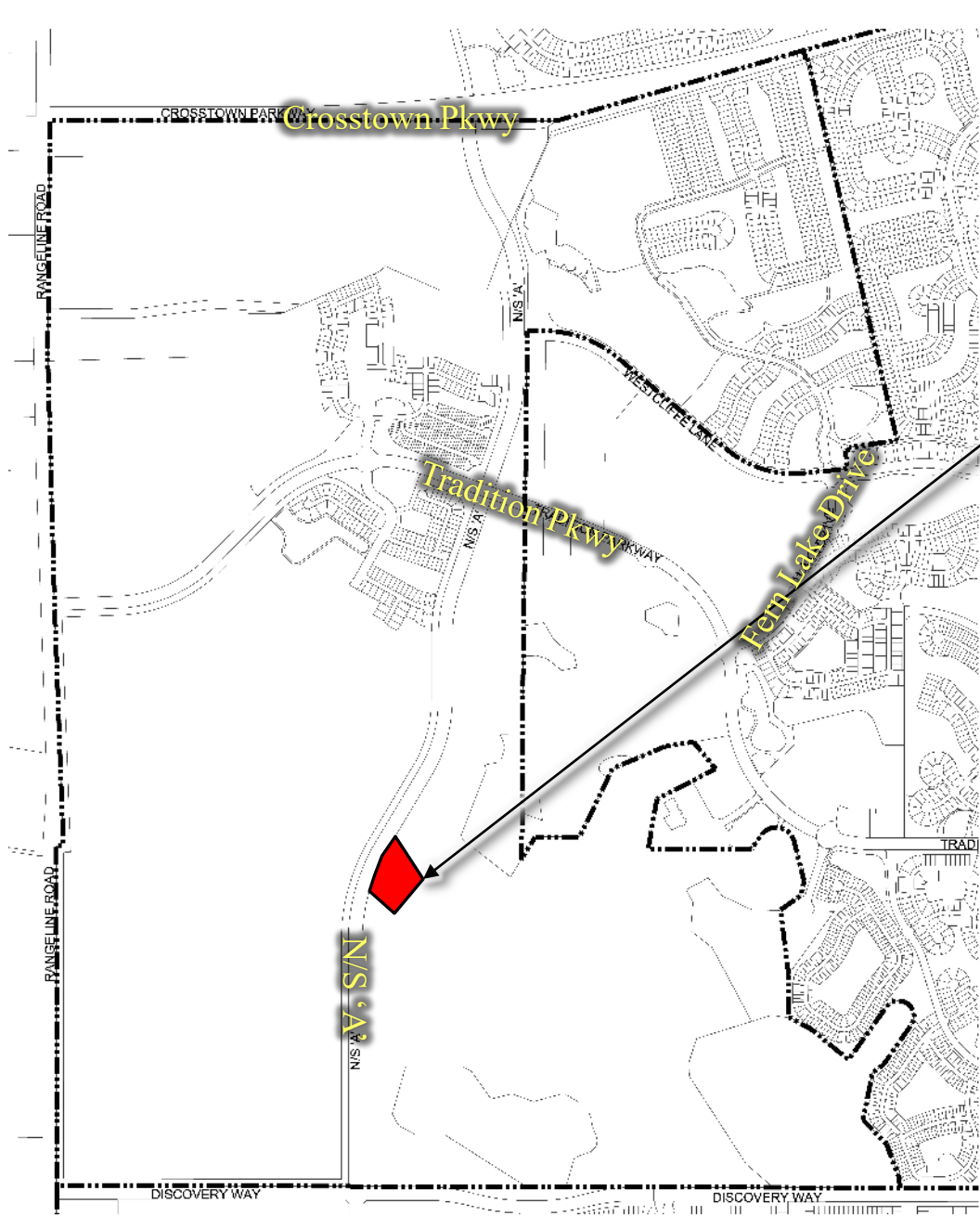
 Schools



High School (Fall 2025)

K-8 School (2027)





 Emergency Services

 Fire Station (TBD)

Staff:

Station Captain or Lieutenant, Driver
 Engineer, (3) Paramedics and (2)
 EMT's

Equipment:

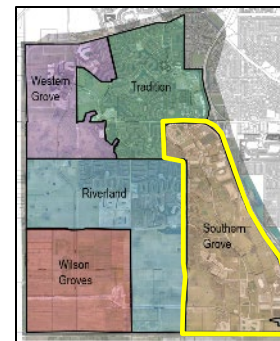
Fire Engine, Rescue Vehicle, Brush
 Truck



Southern Grove (Mattamy Palm Beach LLC)

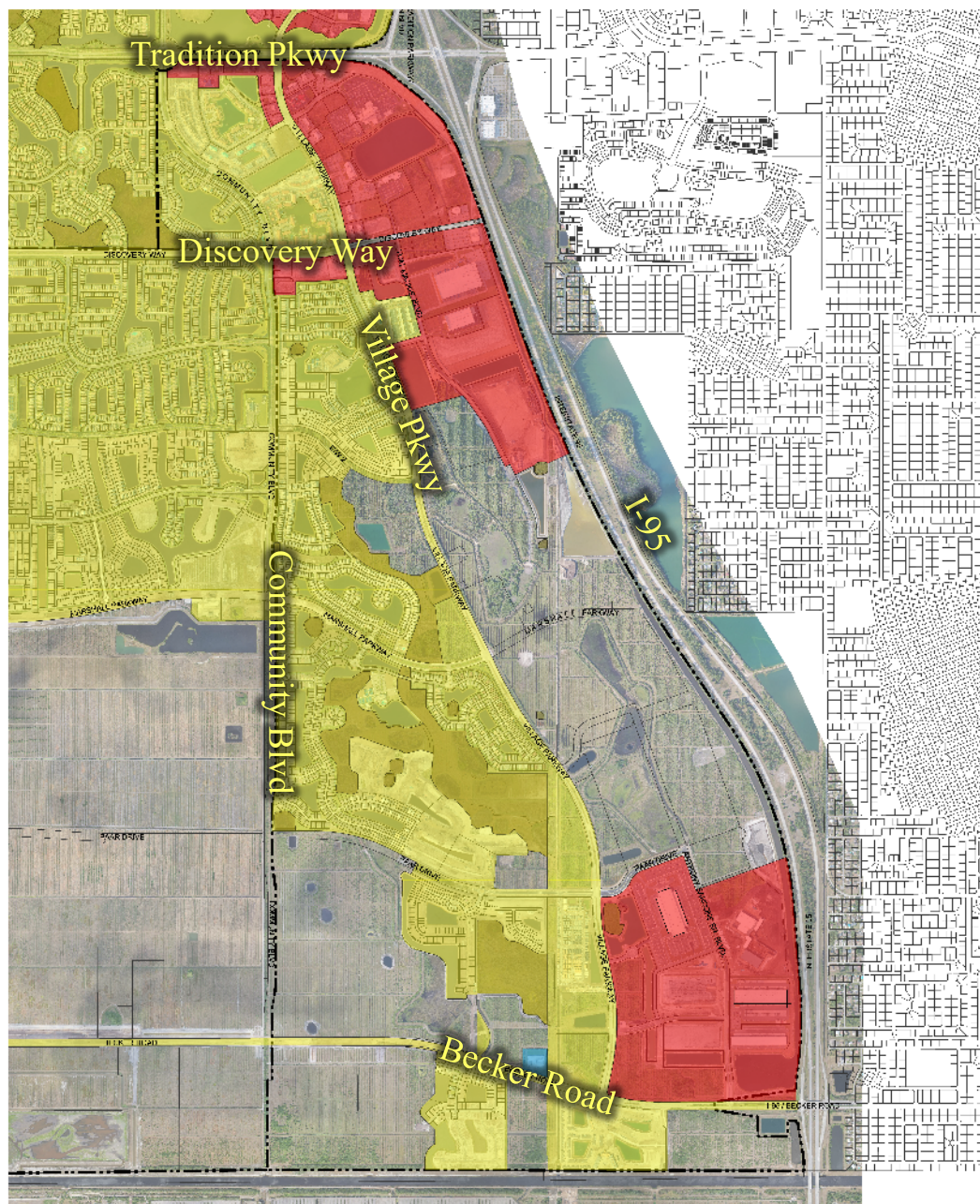
ENTITLEMENTS:

- 3,606 acres
- 7,674 Dwelling Units (Homes)
- 1,051 Hotel Rooms
- 1,831,465 SF Commercial
- 1,409,903 SF Office
- 8,745,000 SF Industrial
- 1,201,557 SF Research & Development
- 300 Hospital Beds
- 116 acres Conservation
- 80 acres of Parks/ Open Space




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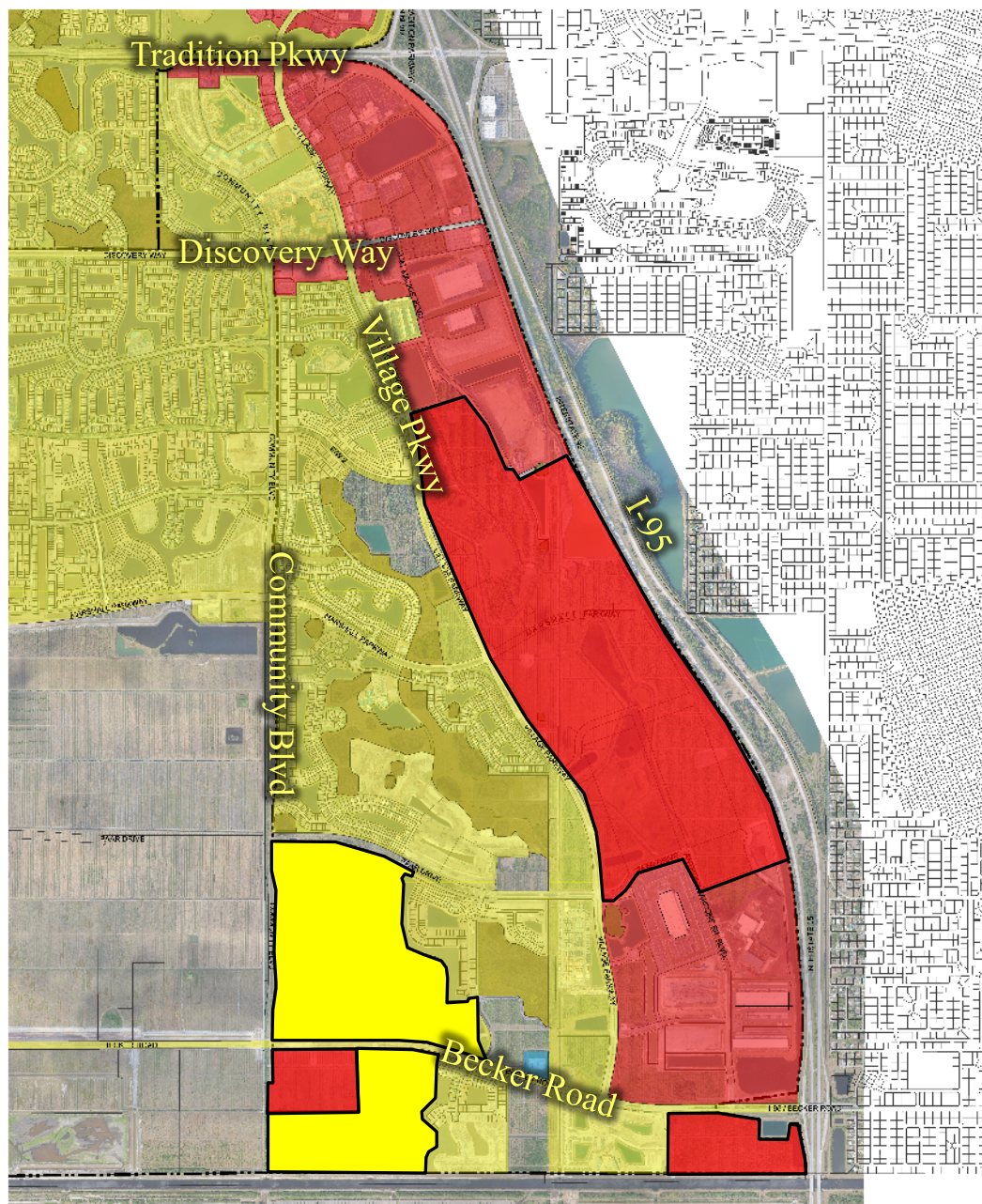




 Shopping Centers, Retail, Office, Industrial Businesses

 Residential Single Family, Townhomes, Apartments



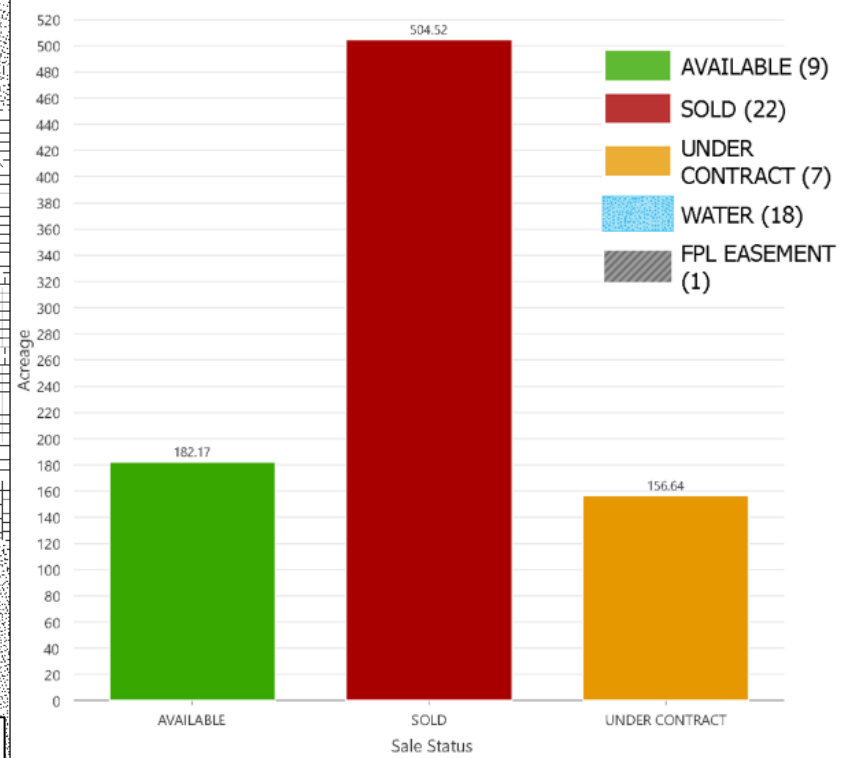


 Shopping Centers, Retail, Office, Industrial Businesses

 Residential

Southern Grove is approx. 55% built

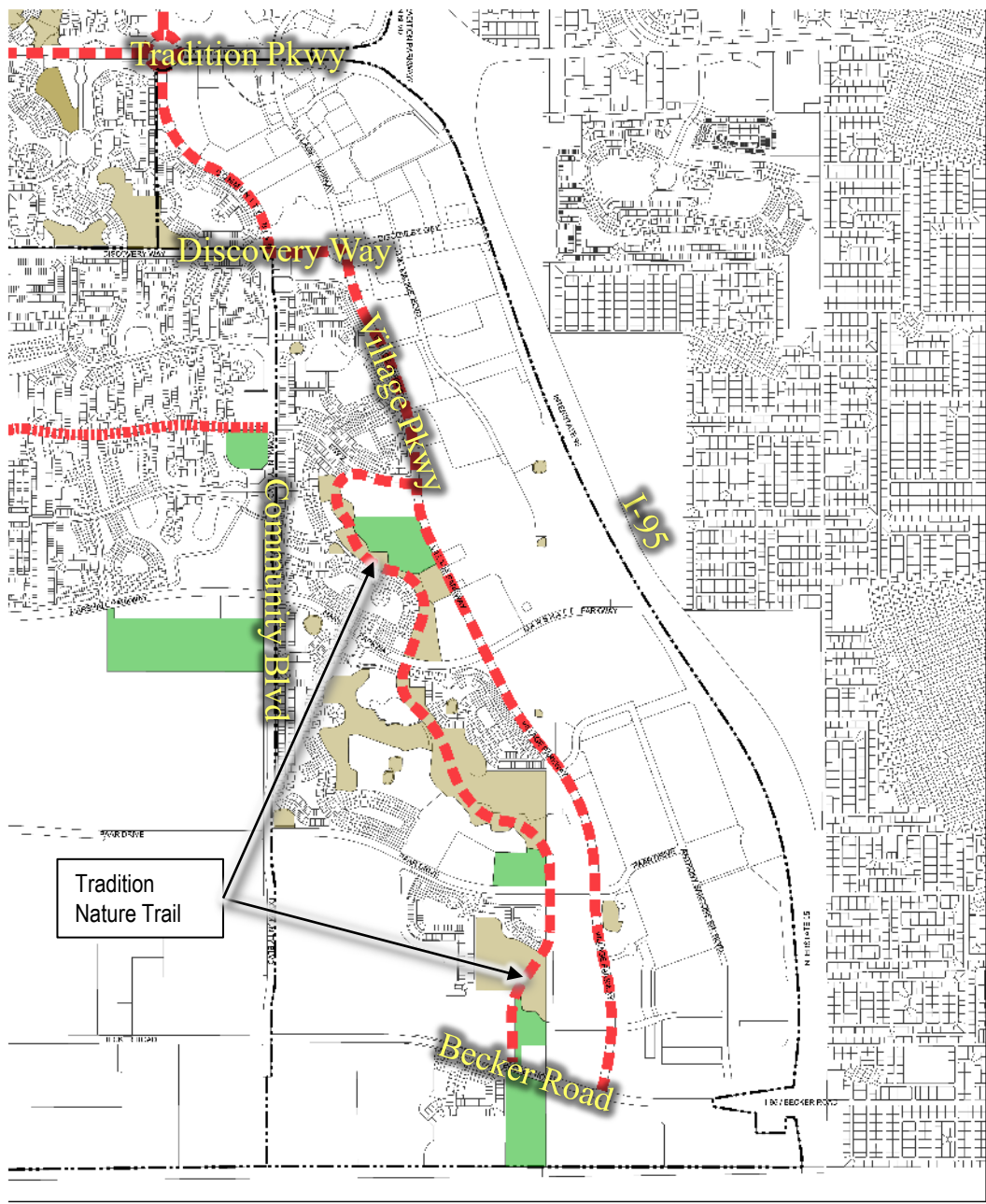




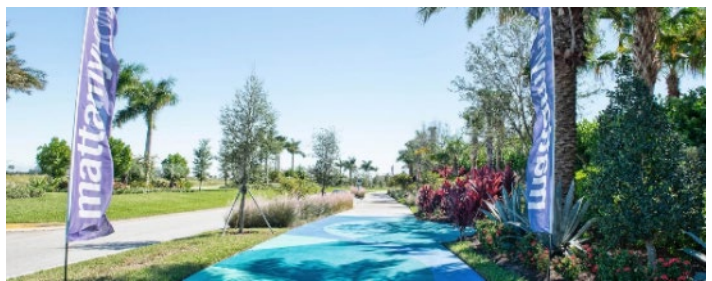
✓ 661 acres SOLD or UNDER CONTRACT

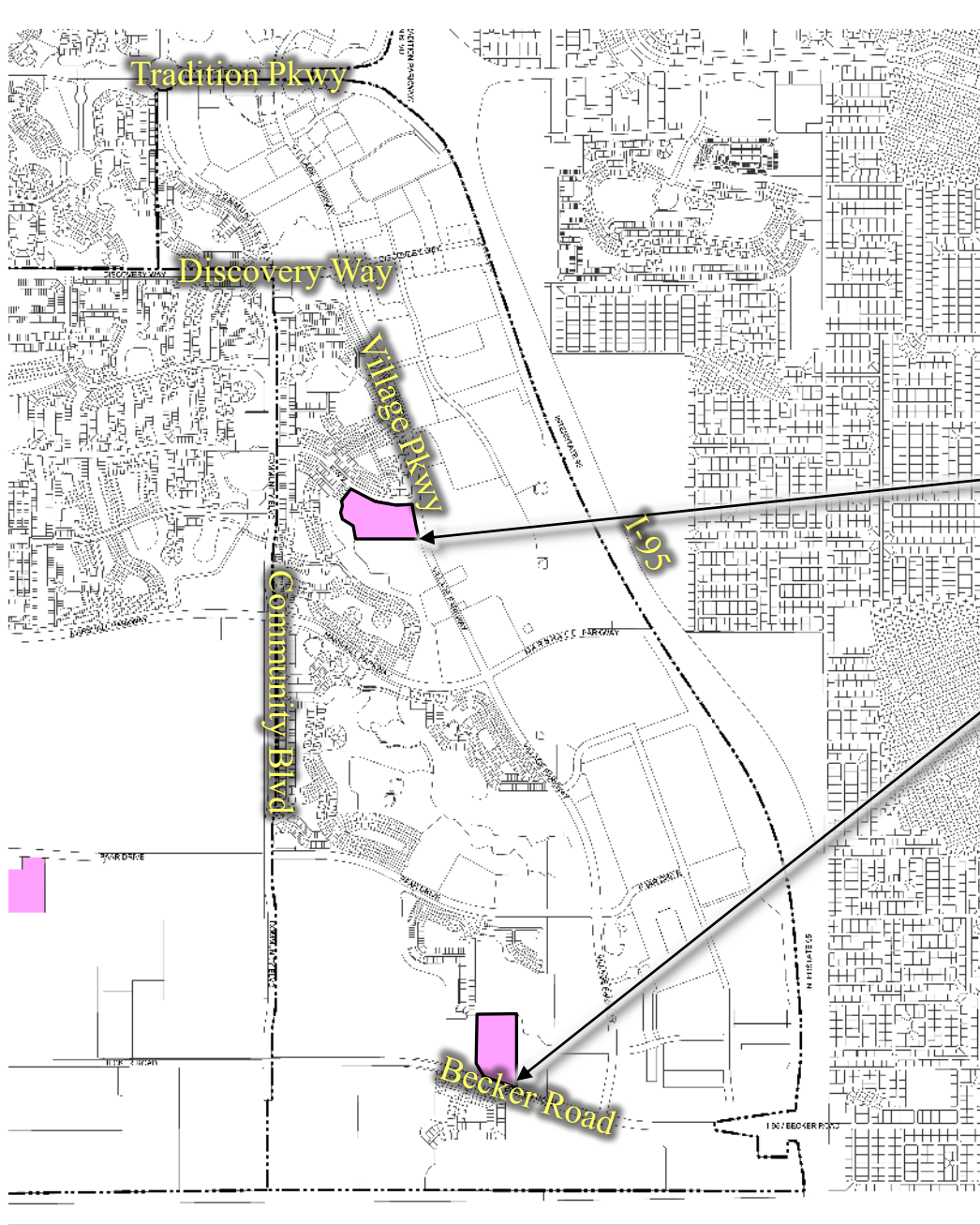
✓ 182 acres AVAILABLE (only 28% left)





- Parks (80 acres)
- Stars & Stripes (Spring 2024)
- Restored Wetland Experience (Fall 2024)
- Future Park
- Future Park
- SOGRO/ Amphitheater Park(Spring 2025)
- Wetland and Upland Conservation
- Tradition Trail





Schools

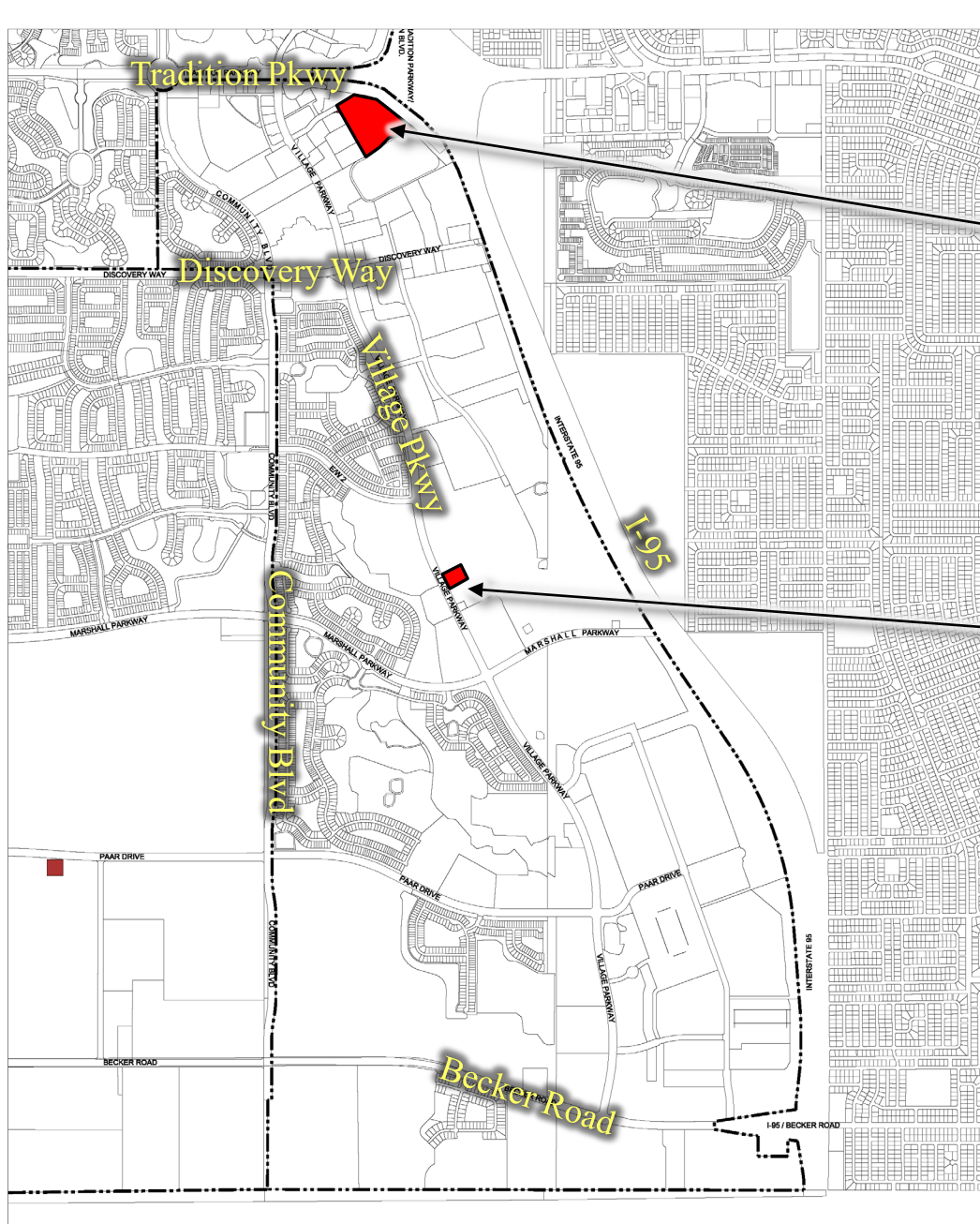
St. Lucie
PUBLIC SCHOOLS



K-8 School (TBD)

K-8 School (TBD)





Emergency Services



Cleveland Clinic
Tradition Hospital

177 Patient Rooms, 18 bed observation unit, 12 bed post anesthesia care unit and state of the art neonatal ICU



Fire Station #20 (early 2025)

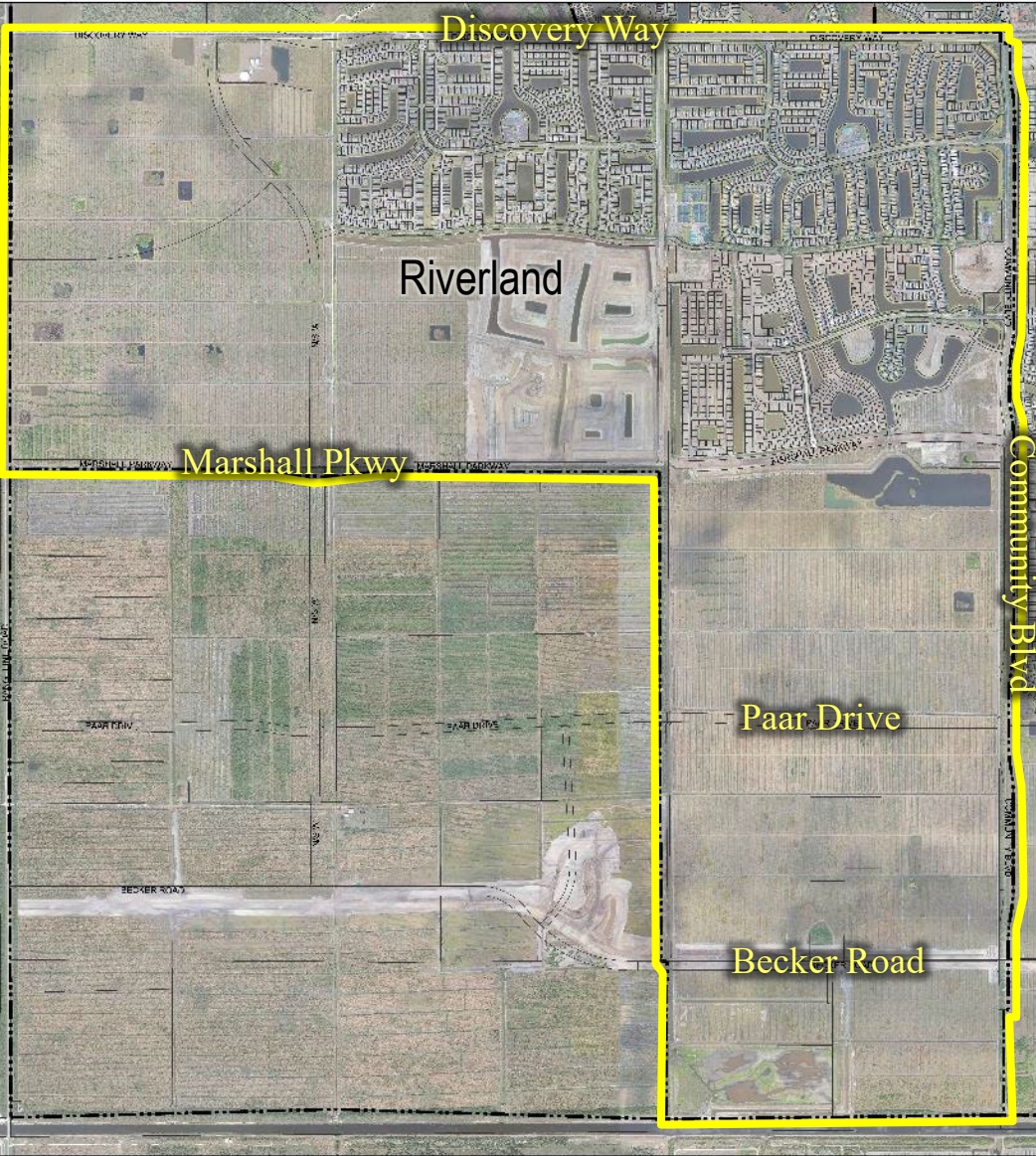
Staff:

Station Captain or Lieutenant, Driver Engineer, (3) Paramedics and (2) EMT's

Equipment:

Fire Engine, Rescue Vehicle, Brush Truck

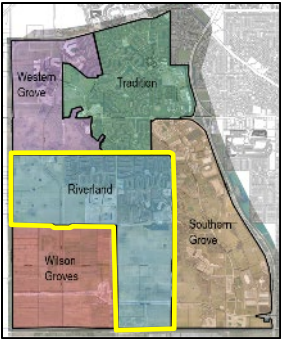




Riverland (Riverland/ Kennedy II LLC)

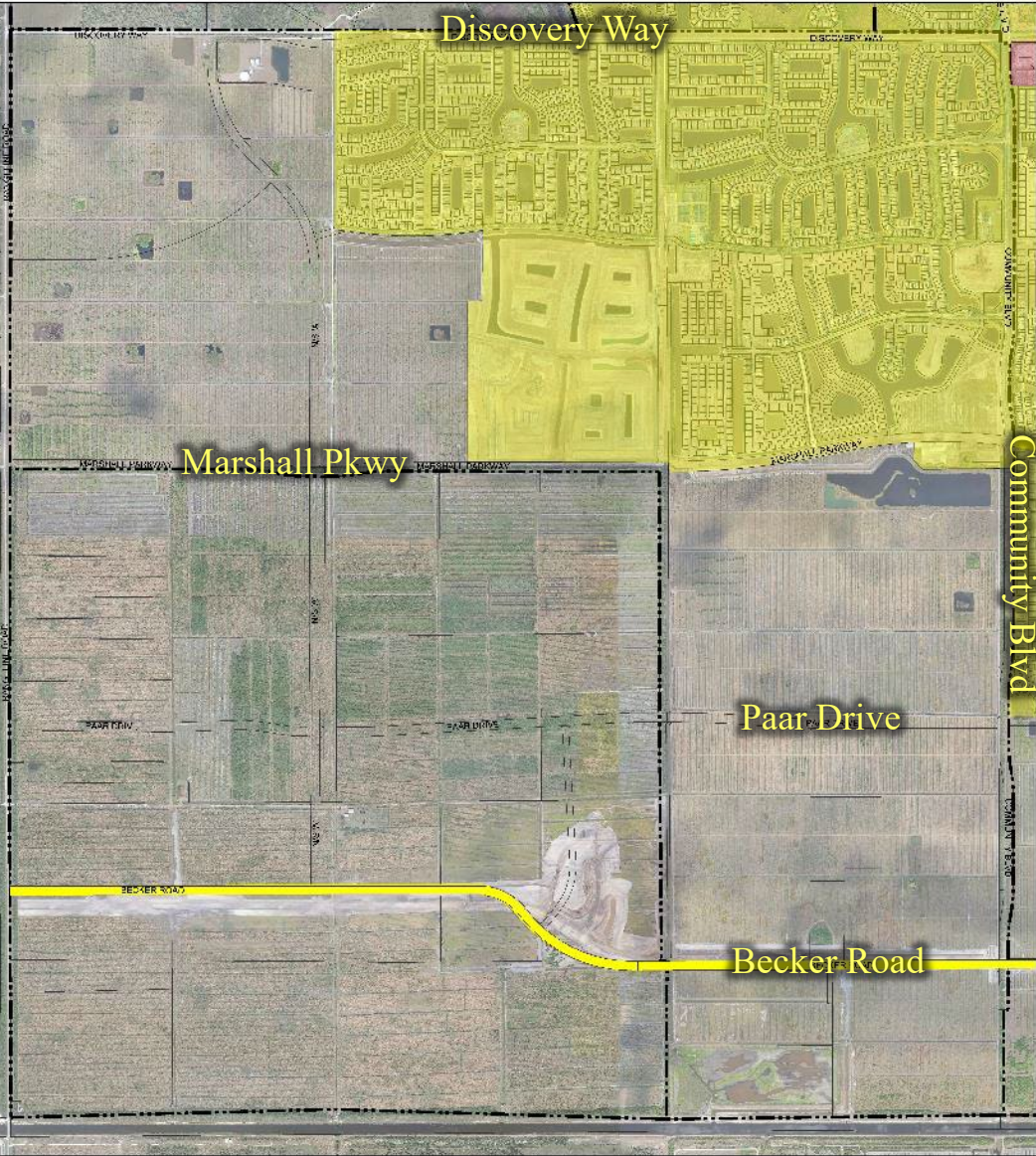
ENTITLEMENTS:

- 3,845 acres
- 11,700 Dwelling Units (Homes)
- 892,668 SF Commercial
- 1,361,250 SF Research & Office
- 1,361,250 SF Light Industrial
- 327,327 Institutional & Civic
- 141 acres of Parks/ Open Space
Including 50 acres for regional park
- (2) School Sites (K-8 & High School)
- (1) 50 acre Civic Site



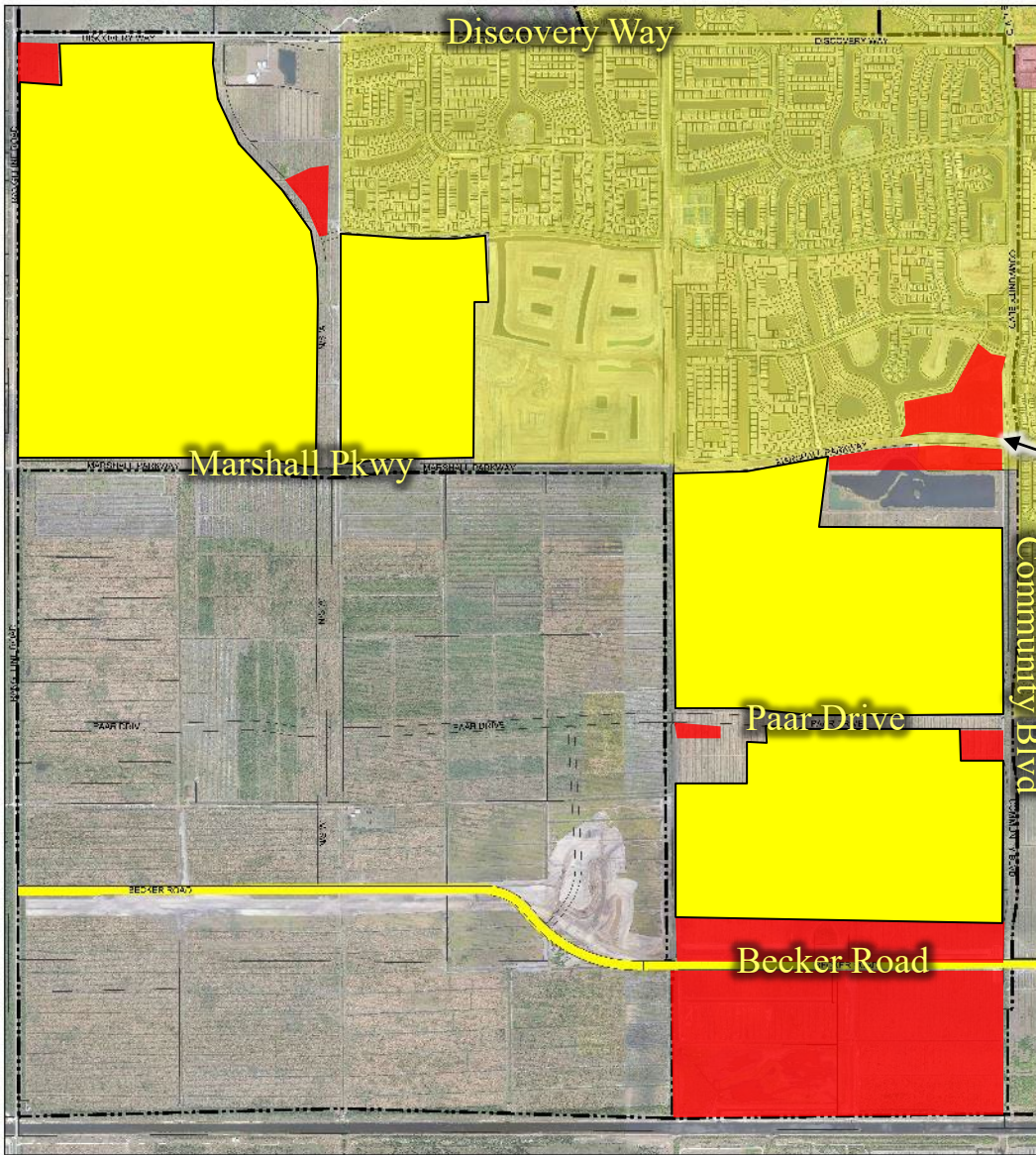
KEY:





 Residential



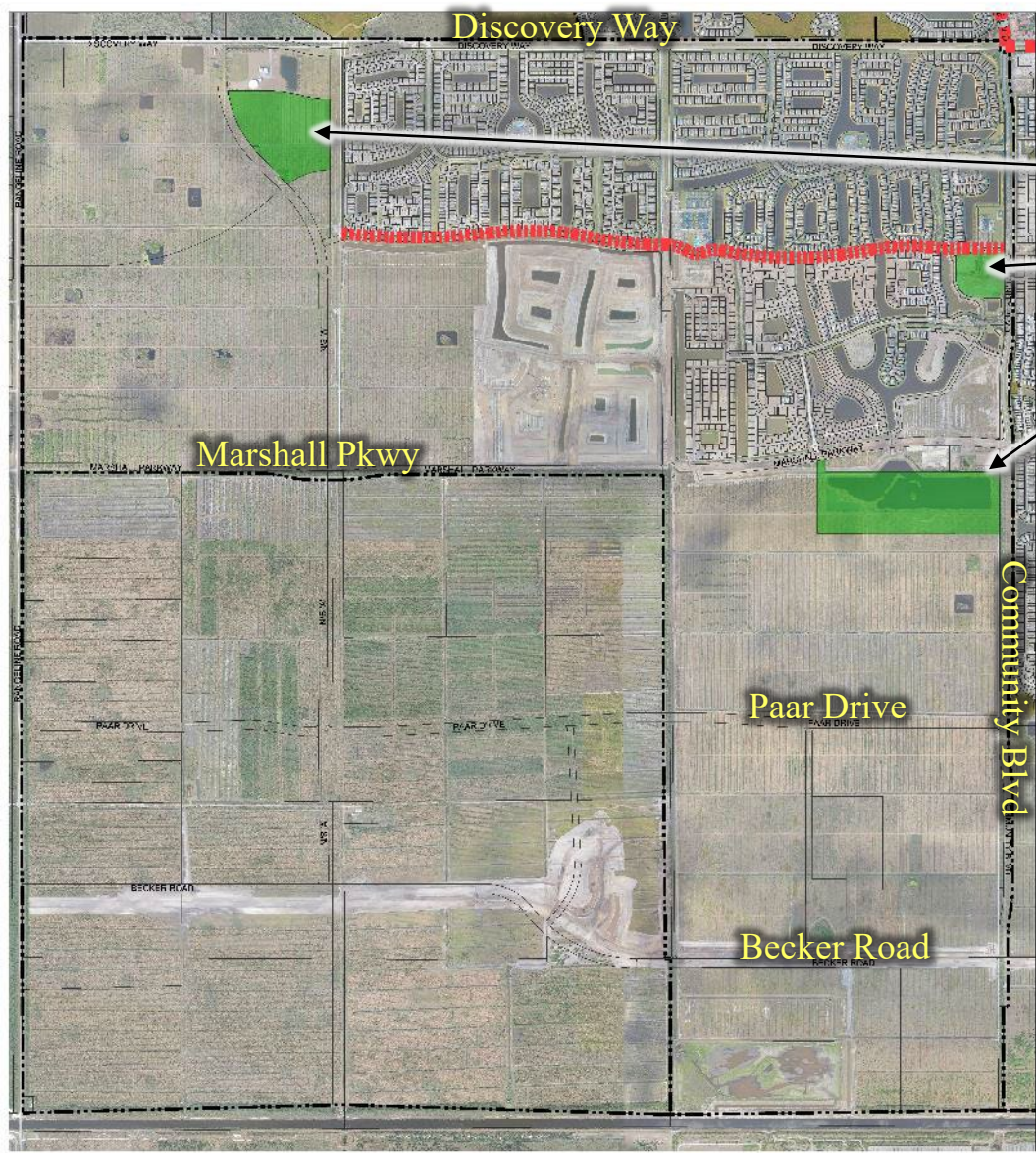


- Shopping Centers, Retail & Office, Research & Industrial Businesses
- Residential

National grocer will be among the anchor tenants at this site

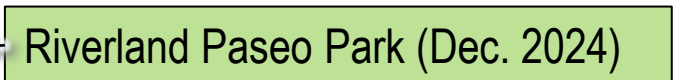
Riverland is approx. 40% built





 Parks

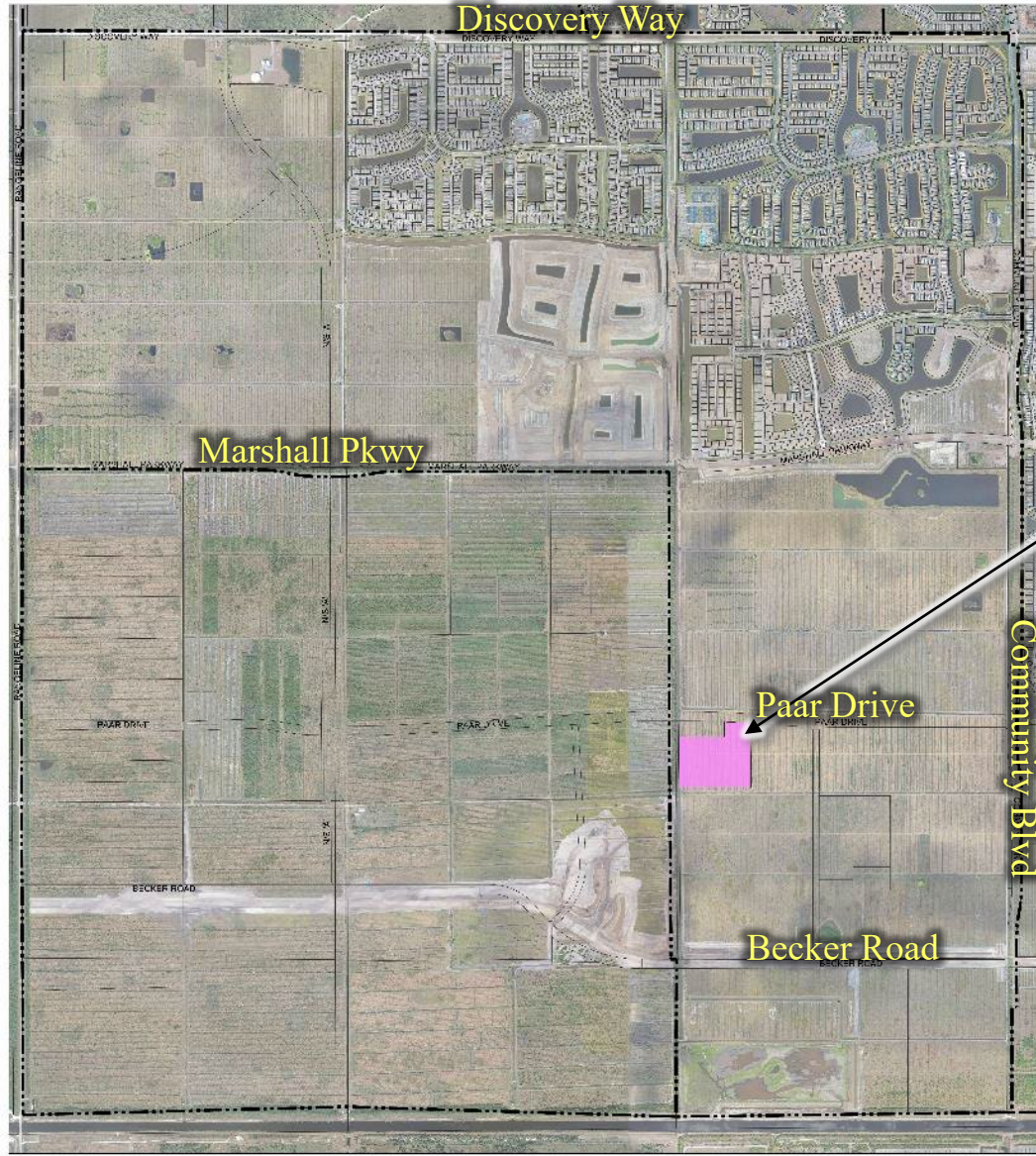
 Future Park

 Riverland Paseo Park (Dec. 2024)

 Future Park

 Riverland Paseo





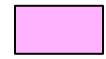
Discovery Way

Marshall Pkwy

Paar Drive

Becker Road

Community Blvd

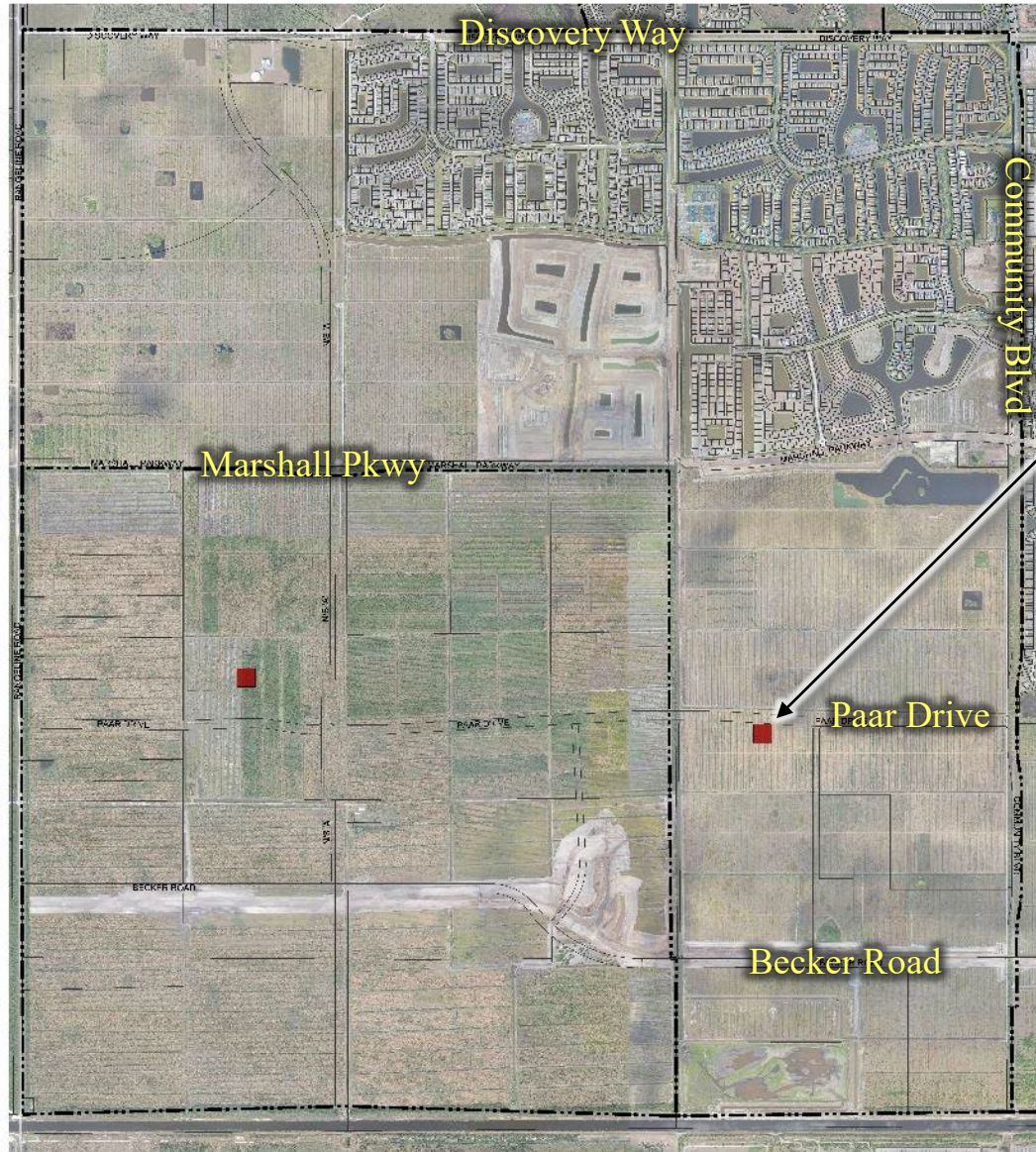


Schools



K-8 School (TBD)





Emergency Services



Fire Station (TBD)

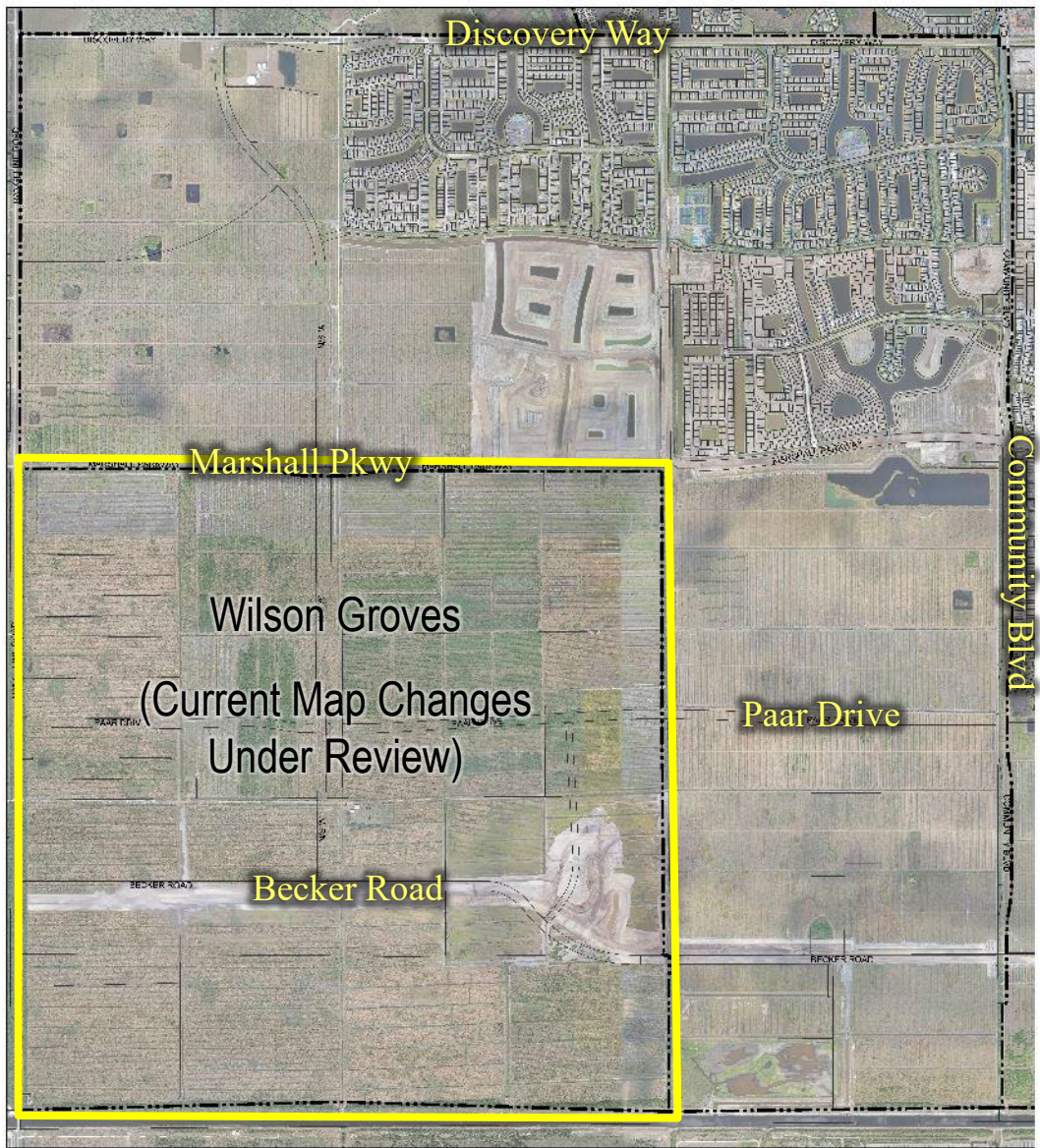
Staff:

Station Captain or Lieutenant, Driver Engineer, (3) Paramedics and (2) EMT's

Equipment:

Fire Engine, Rescue Vehicle, Brush Truck



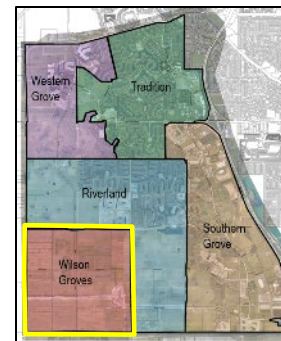


Wilson Groves (ACR Acquisition LLC)

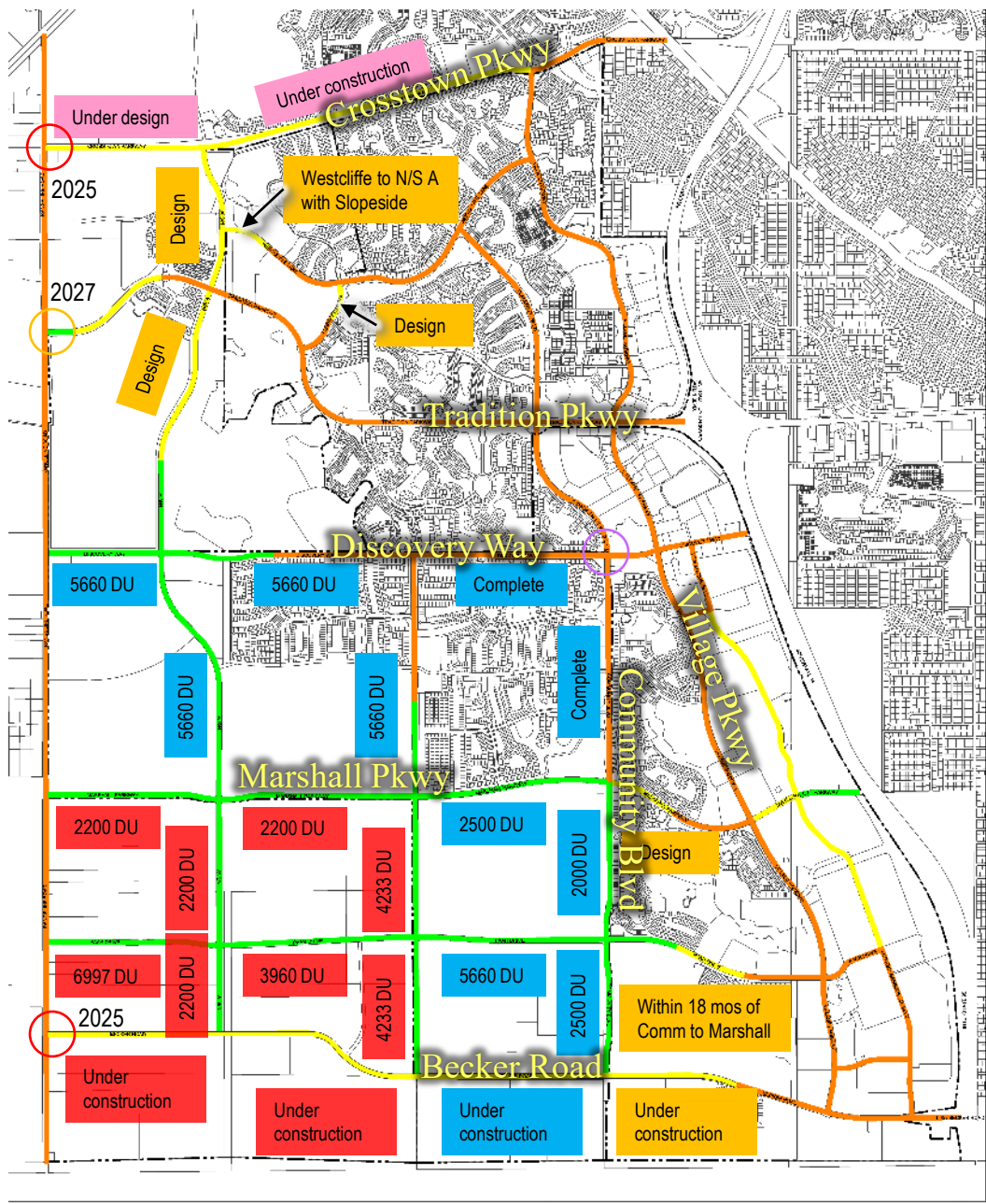
ENTITLEMENTS:

- 2,499 acres
- 7,700 Dwelling Units (Homes)
- 765,000 SW Commercial
- 1,583,250 SF Office
- 1,361,250 SW Light Industrial
- 382,872 SW Institutional and Civic
- 90 acres Parks including 50 acres for regional park
- 50 acre Civic Site

Western Grove is 0% built



KEY:



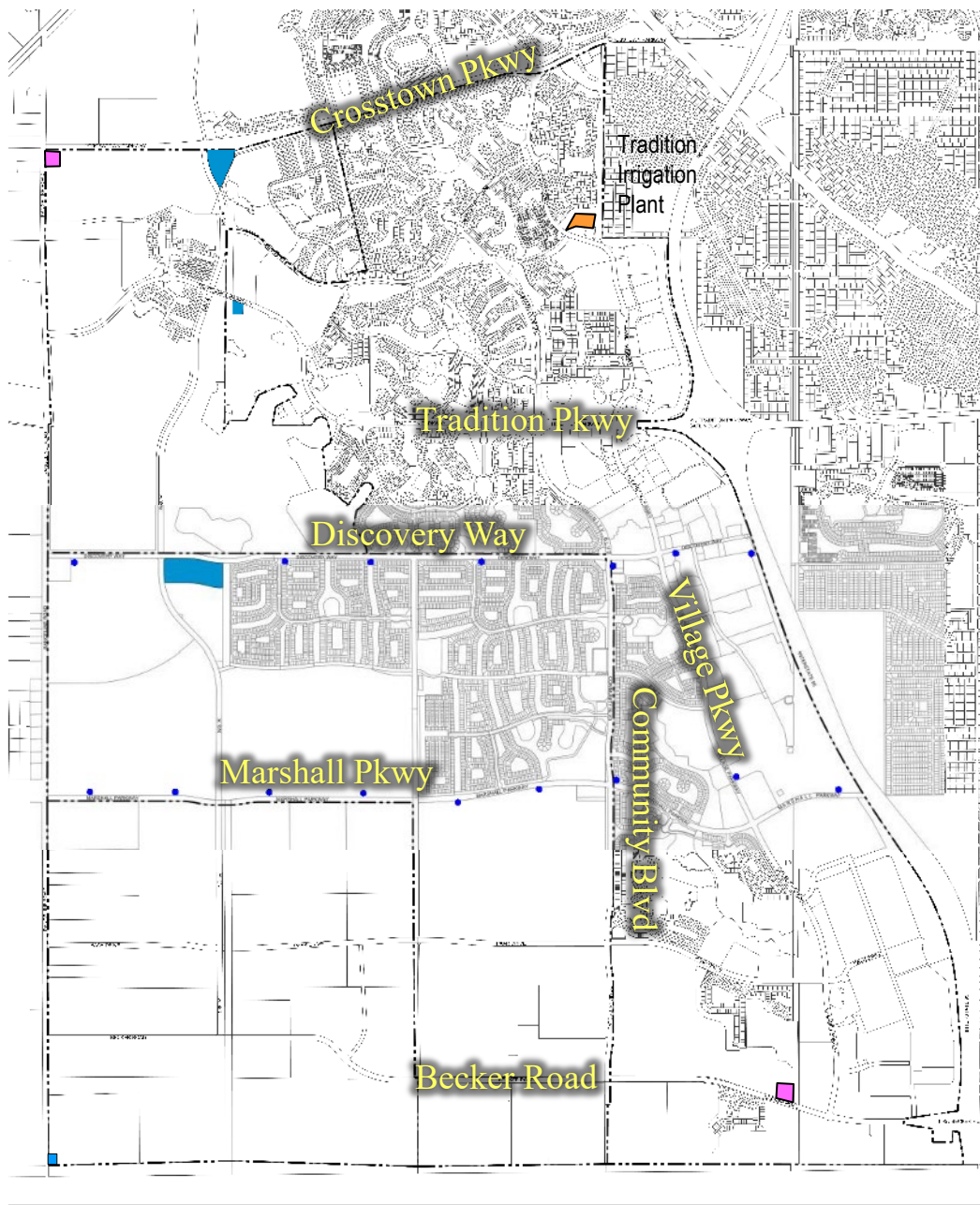
- Existing
- Under Design/ Construction
- Future





Top Priority is getting an interconnected network (1st two lanes in throughout)

- Connection to Rangeline - 2025
- Connection to Rangeline - 2027
- Intersection Improvements - 2027

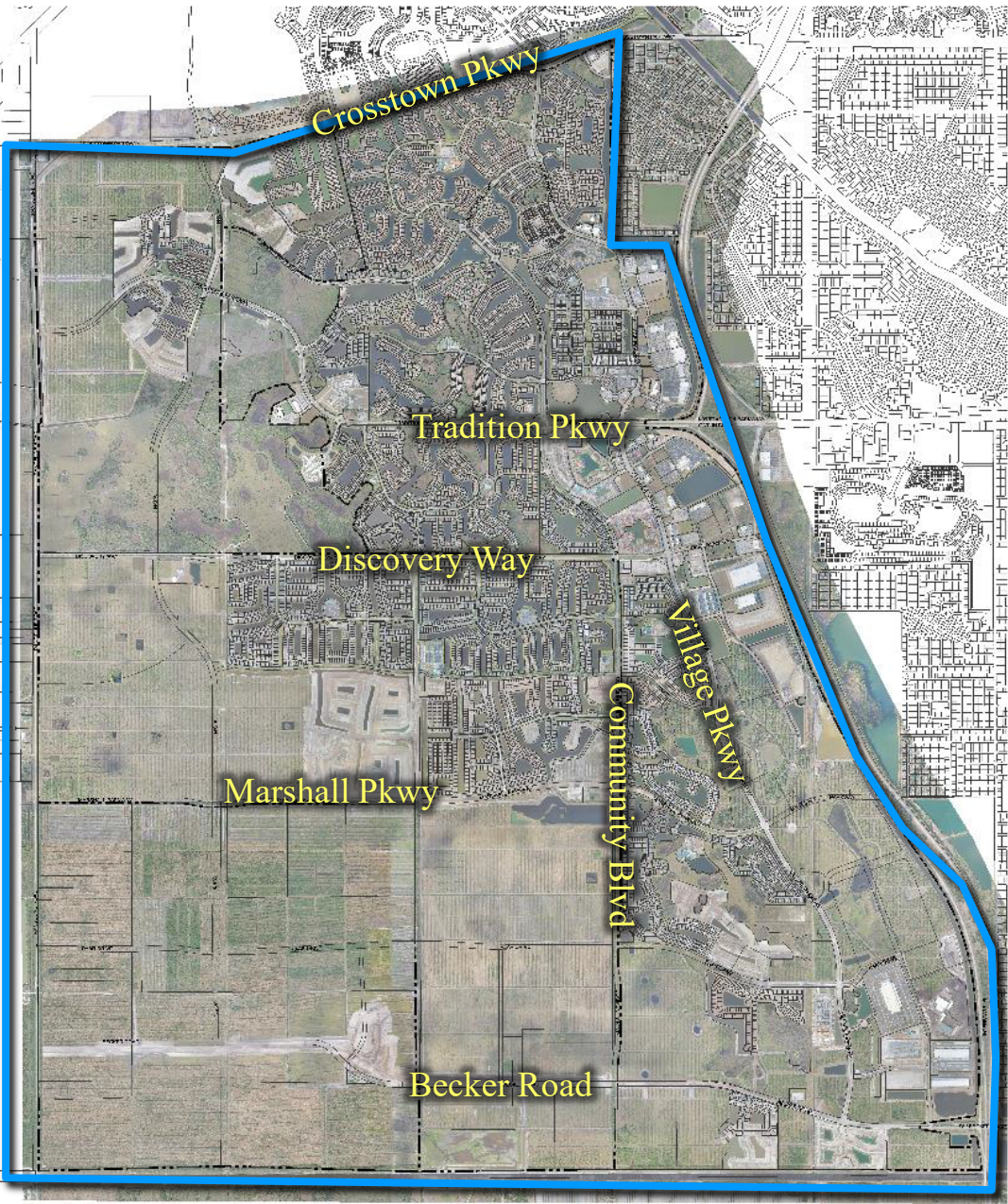
- Kolter
- Mattamy
- Riverland
- Wilson Groves





-  City of Port St Lucie Utility Sites
-  City of Port St Lucie Well Sites
-  Tradition Irrigation
-  FPL





District 5 Implementation Plan:

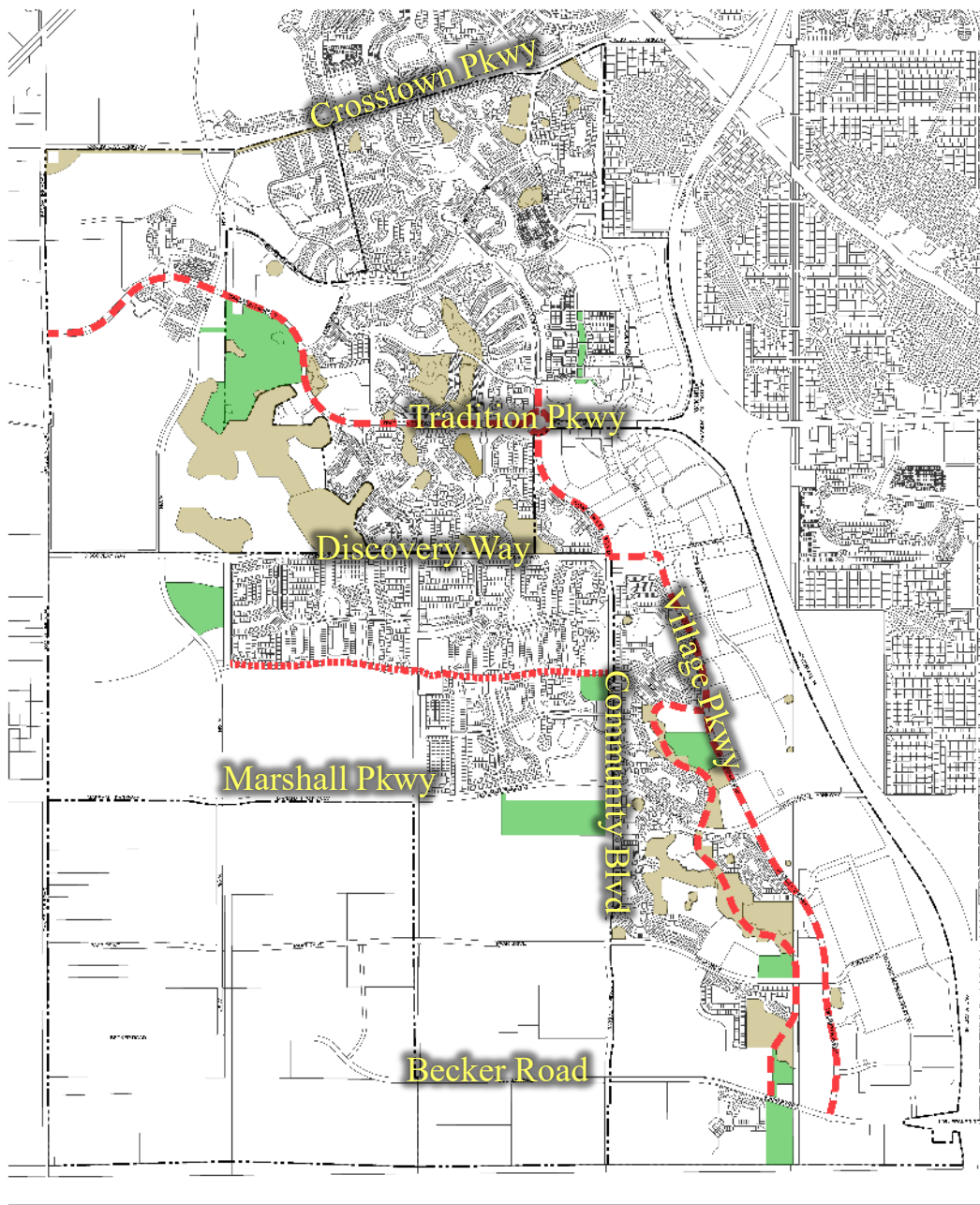
- FY 2022/23: Partially operational with 2 of the 4 patrol zones staffed
- FY 2023/24: Proposed FTEs to fill the two additional zones.





Police Training Facility:

- FY 2022/23: Approval of Site Plan and Construction Contract
- FY 2023/24: Construction of facility (to be complete December 2024)

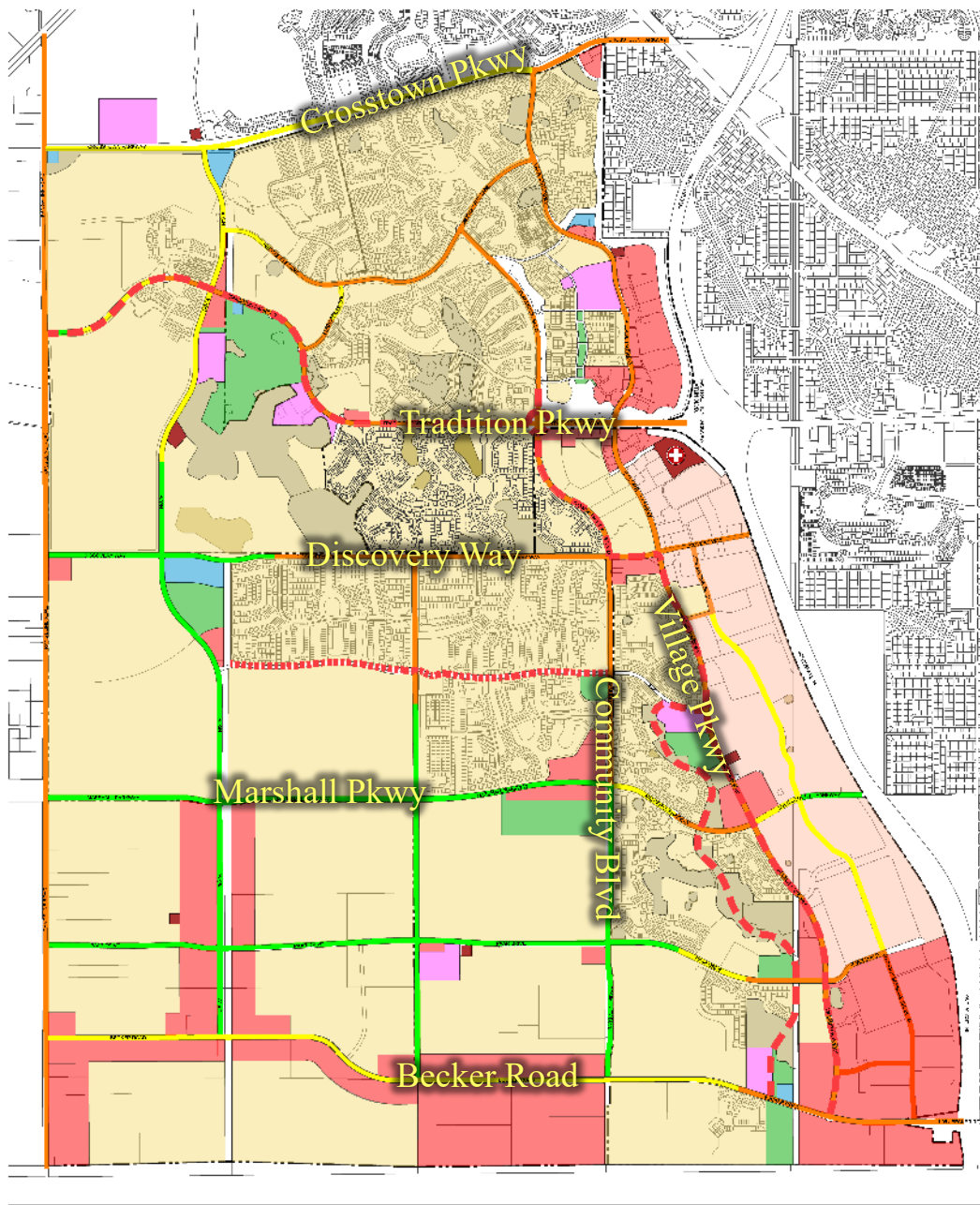
Police Recruitment & Retention:

- FY 2022/23: Develop police recruitment and retention strategy including compensation analysis.
- FY 2023/24: Implement police recruitment and retention strategy



-  Parks
-  Wetlands and Uplands Conservation
-  Tradition Trail
-  Riverland Paseo





- Commercial businesses
- Residential
- Roads
- Roads
- Roads
- Utilities
- Emergency services
- Schools
- Parks
- Wetland and Upland Conservation
- Tradition Trail
- Riverland Paseo

