

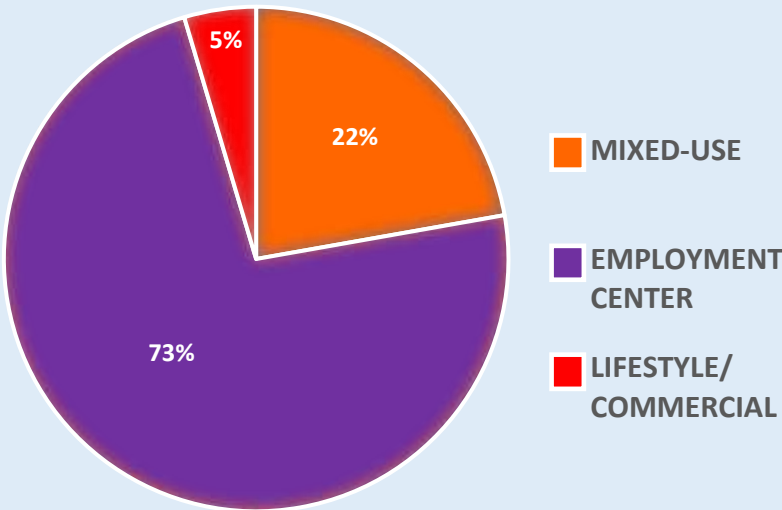


CITY OF PORT ST. LUCIE SOUTHERN GROVE MASTER PLAN

ADOPTED FEBRUARY 22, 2021

Southern Grove Master Plan

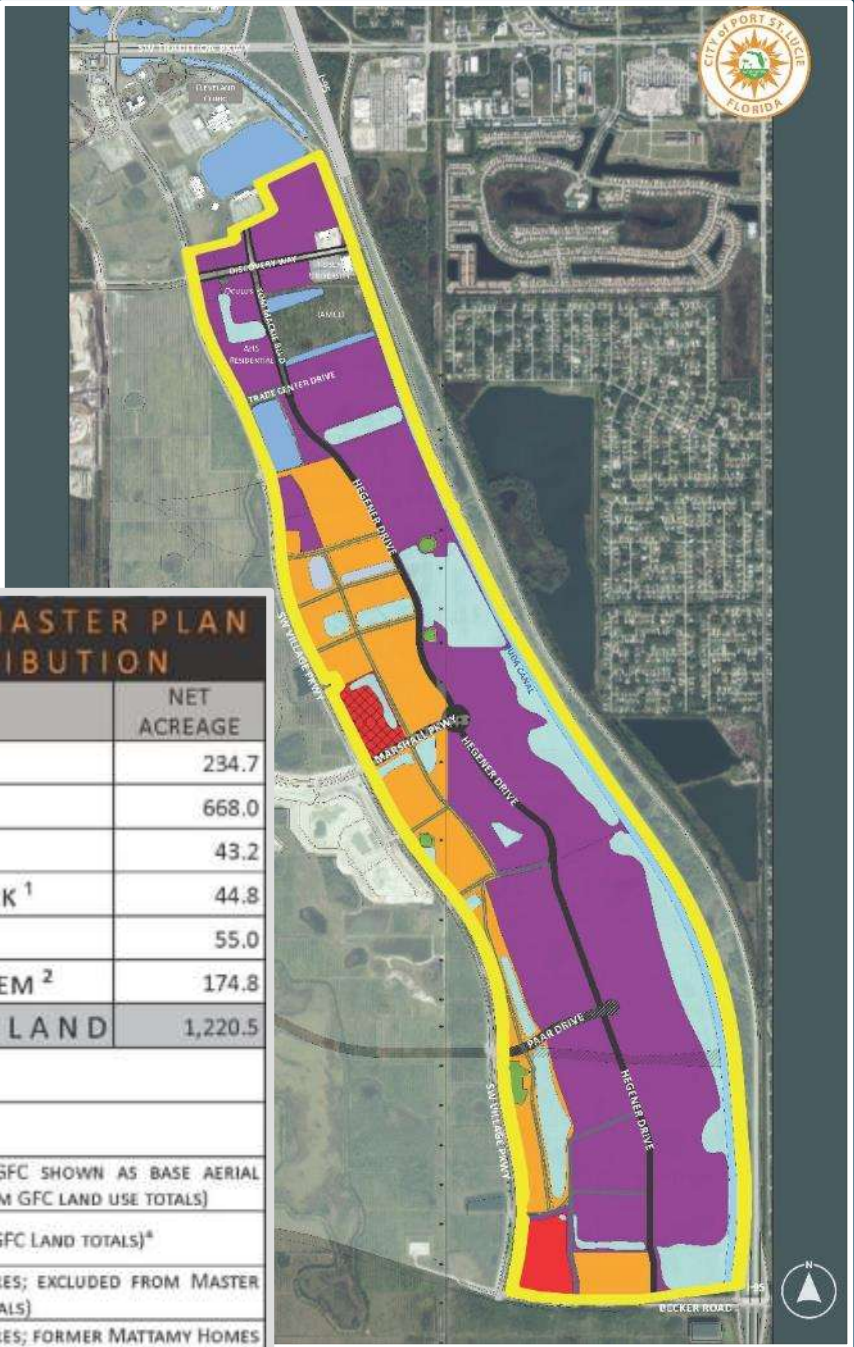
SOUTHERN GROVE MASTER PLAN
LAND USE DISTRIBUTION



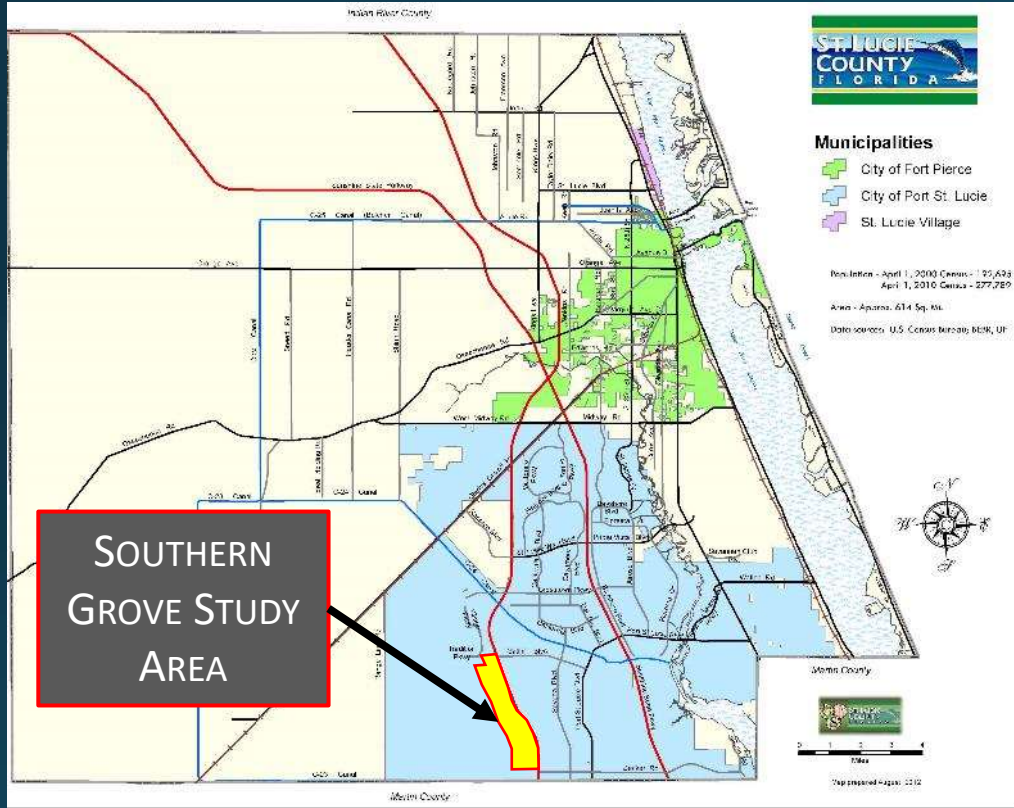
- MIXED-USE
- EMPLOYMENT CENTER
- LIFESTYLE/COMMERCIAL

Market-Driven Land Use Mix

SOUTHERN GROVE MASTER PLAN LAND USE DISTRIBUTION	
LAND USE	NET ACREAGE
MIXED-USE	234.7
EMPLOYMENT CENTER	668.0
LIFESTYLE / COMMERCIAL	43.2
SECONDARY ROAD NETWORK ¹	44.8
DUDA CANAL	55.0
MASTER STORMWATER SYSTEM ²	174.8
TOTAL GFC LAND	1,220.5
FOOTNOTES	
STUDY AREA BOUNDARY ³	
AERIAL (PROPERTIES NOT OWNED BY GFC SHOWN AS BASE AERIAL WITHOUT COLOR OVERLAY; EXCLUDED FROM GFC LAND USE TOTALS)	
WETLANDS (8.8 ACRES; EXCLUDED FROM GFC LAND TOTALS)*	
EXISTING STORMWATER LAKES (18.6 ACRES; EXCLUDED FROM MASTER STORMWATER SYSTEM AND GFC LAND TOTALS)	
PENDING LAND TRANSFER TO GFC (21 ACRES; FORMER MATTAMY HOMES PROPERTY INCLUDED IN GFC LAND USE TOTALS)	



Project Location & Goals



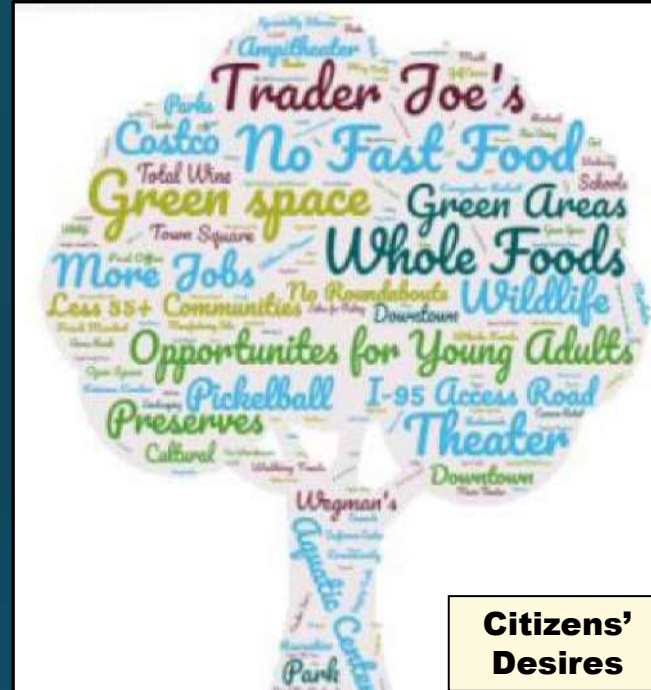
- Develop high-intensity jobs corridor generating economic benefits and net new jobs
- Create updated land use and infrastructure master development plan that complements surrounding neighborhoods and districts
- Design multimodal transportation network that is pedestrian-friendly with internal connectivity and accessibility
- Maintain efficient water/sewer system with sufficient capacity and redundancy
- Design stormwater system that supports land development, resolves upstream flooding, and enhances the environment
- Help establish stronger “sense of place” and identity for the City

Detailed Project Goal-Setting

Continued Public Engagement



**Southern Grove
Public Input Open House
January 9, 2020**

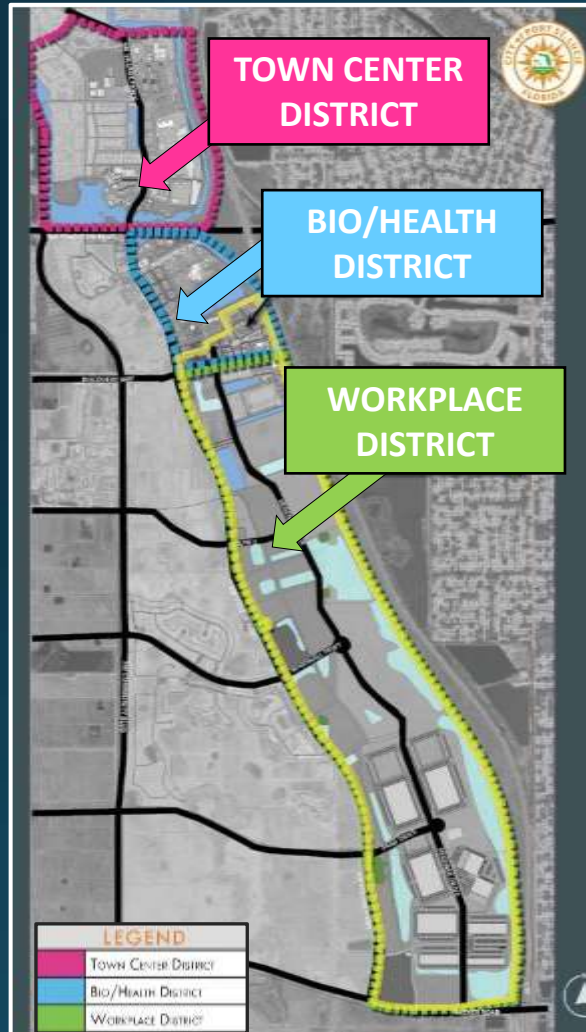


Citizens' Desires

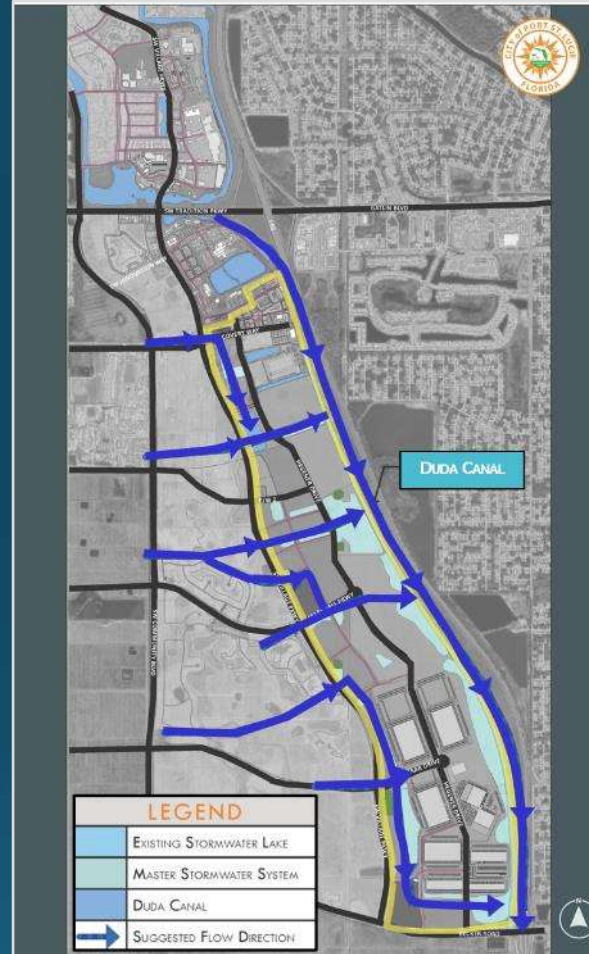


Extensive Outreach ~ Virtual & In-Person

Districts & Infrastructure Networks



TRADITION TRAIL



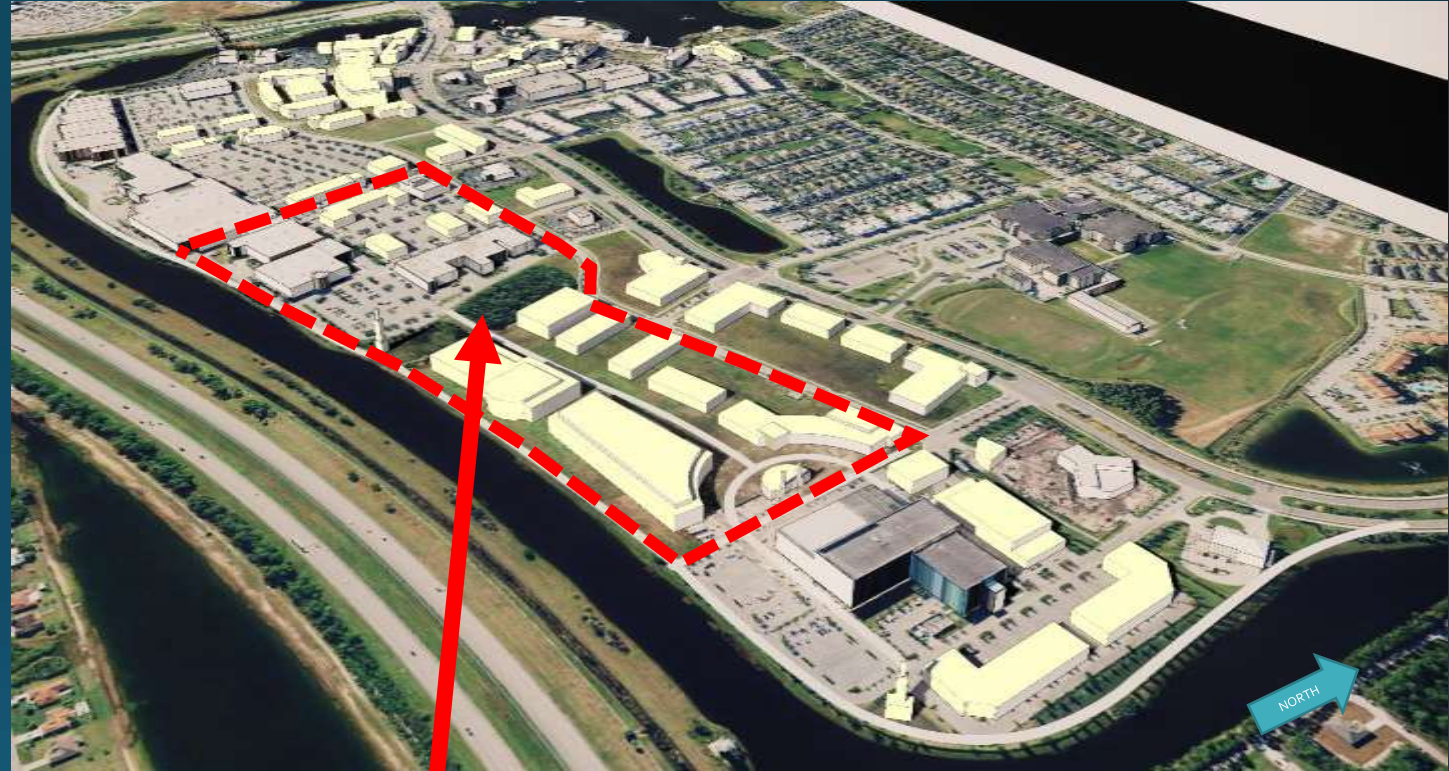
STORMWATER SYSTEM



TRANSPORTATION NETWORK

Efficient, Interconnected & Optimized

Town Center District



POTENTIAL
"ACTIVE RECREATIONAL"
CLUSTER (35 ACRES)

Builds Upon Existing "Town Center at Tradition"

Bio/Health District



Complements Cleveland Clinic with Bio/Tech & Mixed-Use

Workplace District



Maintains Development Momentum with Improved Infrastructure

Financial Regression Analysis via “Scorecard”



Financial Scorecard

- Estimates property tax revenues & non-ad valorem special assessments to City (& County) over 20 years
- Analyzes the impacts of incentives & potential credits:
 - 10-year property tax abatements
 - TIF & other credits
- Determines the **leverage ratio**:
 - For every **\$1 of public incentives**, what private investment was leveraged?
- Use in the future to evaluate long-term impacts of property transactions in negotiations between City & private developers

Financial Scorecard (Years 1-20)

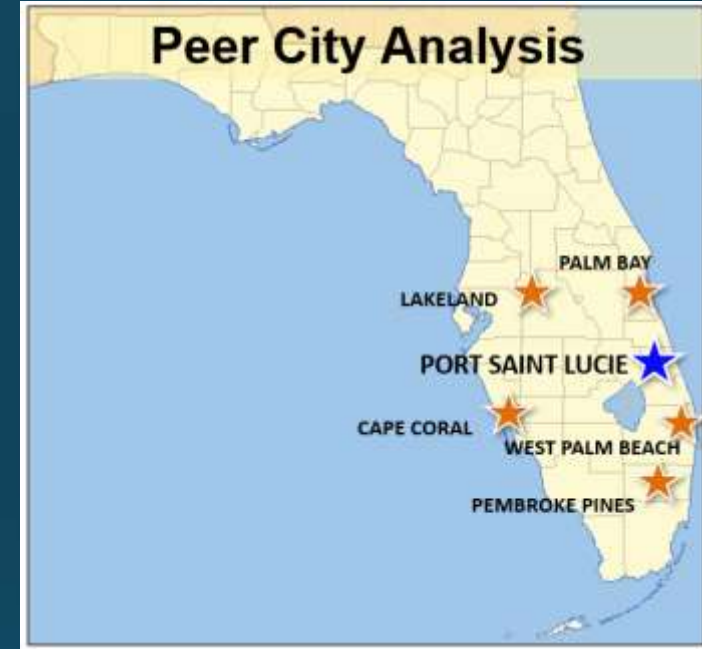
	Tamco	Oculus	AHS
Costs: 10-Year Tax Abatement &/or 20-Year TIF Credit	\$1,545,100	\$ 536,457	\$ 512,895
Revenues: Taxes & Assessments	\$7,371,200	\$3,454,014	\$6,934,400
Revenues: PSL “Voted Debt”	\$ 574,660	\$ 178,772	\$ 539,916
Leverage Ratio:	\$1:\$3.77	\$1:\$5.44	\$1:\$12.52

Analyzes Prior Transactions to Recalibrate Future Sales

Economic Impacts ~ One-Time & On-Going

- Hard & soft construction costs:
\$1,761,847,300 (2021 \$)
 - *Excludes* land acquisition
- Infrastructure costs: **\$62 million**
- One-time construction impacts (buildout):
 - **18,400 jobs**
 - \$1.0 billion in labor income
 - \$2.6 billion in induced impacts
- One-time infrastructure impacts:
 - **500 jobs**
 - \$22.8 million in labor income
 - \$93 million in induced impacts

- Ongoing impacts of Southern Grove (buildout):
 - **16,900+ on-site jobs**
 - \$635 million in annual labor income (direct)
 - 29,600 overall jobs & \$1.06 *billion* in annual labor income (indirect)
 - **\$3.7 billion** in total annual output (GDP)
- **\$10.4 million/year** in annual City property taxes
- \$33.2 million/year in annual County property taxes



Substantial Positive Yields Projected for CRA & City Over Time

Becker Road (looking north) – before (2018)



Vacant land extending from Becker Road north beyond project limits

Becker Road (looking north) – after (2021)



Earthwork & vertical construction underway for industrial development

Becker Road (looking north) – after (2021)



Earthwork & vertical construction underway for industrial development