



## Activities for FY 20/21

### A new vision for the Village Green Drive corridor

The Village Green Drive Corridor Revitalization Project is intended to kick-start eastern Port St. Lucie's long-awaited renaissance and vision for a revitalized gathering place. The City imagined this area could be a "Complete Street" — a place where people could walk and bike to shops, where bus stops and street crossings would be safe, where air and water would be cleaner through sustainable design and where economic growth would exist in tandem with livability for residents. In short, it would become a destination in Port St. Lucie.

Over the past year, the City and its consultant, Marlin Engineering, reached out to the community for ideas, suggestions, concerns and dreams for the Village Green Drive area. Residents, businesses and other stakeholders joined in creating the vision for a more people-friendly corridor. Two virtual public meetings followed a walking tour of the area, public surveys were conducted and door-to-door canvassing of businesses along the corridor was held. An in-person open house was incorporated into the public engagement process (within the guidelines of COVID restrictions) during the City's annual Citizen's Summit in March 2021.

Meanwhile, behind the scenes, the project team performed data collection and analysis, mapped the area for topographical and environmental features. Thanks to the community members and business owners who participated and the staff of the City of Port St. Lucie, the final concept was presented to and adopted by the City Council in July 2021. The next phase of the process will be creating the documents for construction. The City appreciates the past involvement from our community and urges you to continue to work with us as we create a true sense of place along the Village Green Drive Corridor.

The complete Village Green Drive Master Plan can be found at [www.CityofPSL.com/VillageGreen](http://www.CityofPSL.com/VillageGreen).

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In the past, this area was referred to as the Riverwalk Boardwalk or Westmoreland Park Project. The City's Communication Team developed naming/branding for this area based on public input, followed by City Council approval. The overall area is now known as The Port District, with numerous internal destinations such as the Boardwalk, Botanical Gardens, Dining Docks, Event Lawn, Historic Homes, the Preserve, and Pioneer Park. In 2020 Brothers' Construction completed construction of the Boardwalk that spanned from the Banyan Tree up to and connecting with Bridge Plaza. In addition, Brothers' Construction contract was amended to include the construction of the "Southern Segment" of the Boardwalk (adjacent to the Preserve) and anticipates completion of same by the end of 2020. The City continued to pursue other restaurants for this site, and this area will be developed as a pad-ready site with the overall site improvements. It will be utilized as outdoor dining area and will be known as Dining Docks until a restaurant has been identified. In 2020, City Council approved the overall WOW Playground design concept, to be known as Pioneer Park. Also in September, the City entered into a lease agreement with the Port St. Lucie Historical Society for the Historic Peacock Structures. Once renovated, the Society will utilize the Lodge as a museum to tell the story of the City's history and will have meeting and office space available. The City initiated efforts for the Master Planning of the entire Port District. This activity involved several opportunities for public input, with a design concept presented to and adopted by City Council at their Summer Retreat in July 2021.



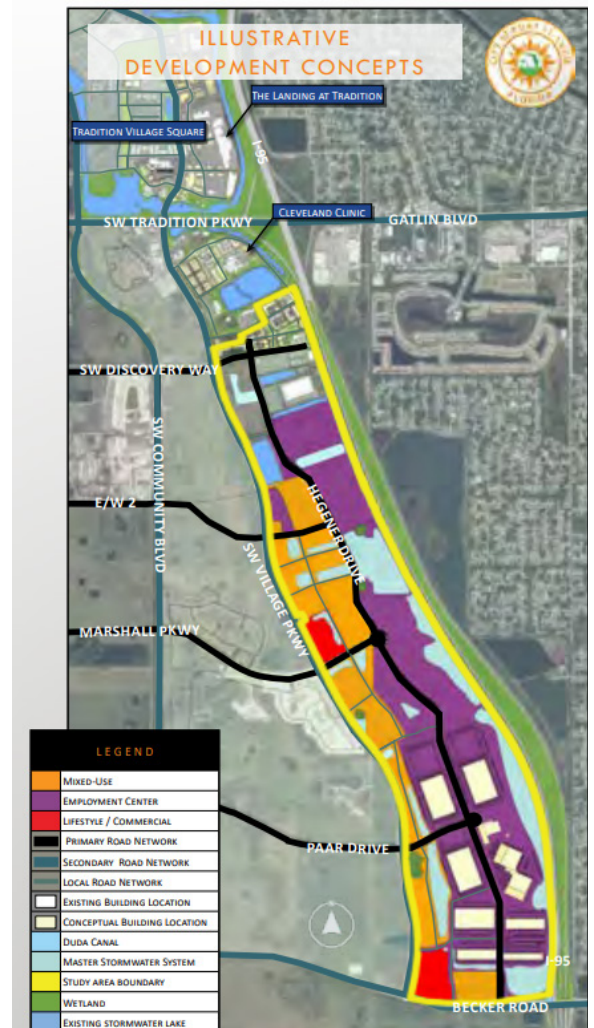


# Activities for FY 20/21

## Southern Grove Master Plan

Known as Port St. Lucie's jobs corridor, Southern Grove is one of Florida's unique job opportunity areas for large-scale manufacturing, logistics and retail development. It has the largest swath of development-ready vacant land in South Florida that fronts more than 4 miles of Interstate 95, with interchanges at both Tradition Parkway and Becker Road. City staff has been working hard to recruit new jobs and home builders to this area. At the same time, the City recognized this area needed an overall plan to guide its development. Therefore, as a result in February 2021, City Council adopted the Southern Grove Master Plan. This plan is intended to build upon the City's prior planning efforts and reorganize the land uses and infrastructure to produce a more sustainable, economically viable development program. The plan has several key goals:

- Develop a jobs corridor for the City that generates economic benefits and net new jobs;
- Create an integrated, multimodal and pedestrian-friendly transportation network that provides internal connectivity and access;
- Maintain an efficient water and sewer system with sufficient capacity and redundancy;
- Provide an interconnected master stormwater system to maintain appropriate lake levels, enhance natural systems, efficiently use the land and enhance aesthetics;
- Complement surrounding neighborhoods and districts;
- Help establish a strong "sense of place" and identity for the City.



## Discovery Plaza

Discovery Plaza and Hotel is situated on 3 acres at the northeast corner of SW Discovery Way and Village Parkway. Two single-story retail buildings flank a four-story Tru by Hilton hotel. After a good night's sleep, guests will be able to enjoy a boutique nail salon, multiple food options and more!



# Creating a ‘legacy’ in Southern Grove

With site clearing complete and infrastructure well underway, the Sansone Group held the Legacy Park at Tradition groundbreaking ceremony in April 2021. The well-attended event recognized not only the depth of family history with the Sansone Group, but the investment Sansone is making in Port St. Lucie. A 20-acre lake will serve as a backdrop to the entrance of Legacy Park and will serve as the City’s southern gateway at the northwest corner of Interstate 95 and Becker Road.

Founded in 1957 and based out of St. Louis, Sansone is a commercial real estate firm specializing in management, brokerage and development of retail, industrial, office and residential properties. Its presence is seen in over 26 states, with over 24 million square feet of developed space and another 10 million square feet in the pipeline. The Sansone Group is looking to develop a Class A industrial park that will be known as Legacy Park at Tradition, consisting of 3.2 million square feet of building area in a phased approach. It will be responsible for all infrastructure development to serve each phase of the property.

Tenants such as FedEx, will bring over 450 jobs to its Legacy Park sortation facility. Cheney Brothers, Inc., will bring nearly 400 jobs to Port St. Lucie; the southern end of Southern Grove is already living up to this area becoming a “jobs corridor.” In addition, the initial phase of Legacy Park includes the construction of 2,300 feet of Anthony F. Sansone Sr. Blvd., which extends north from Becker Road, as well as a separate 1,900-foot utility run extending east from Village Parkway. These improvements will support the future developments within the larger proposed business park.

