

St. Lucie  EDC



2022
*Building
Our
Future*

2022

HELPING DELIVER ECONOMIC VITALITY *for* St. Lucie County

Economic Development Council
of St. Lucie County

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The Economic Development Council of St. Lucie County is a private 501(c)6 not-for-profit organization founded in 2000 and dedicated to enriching the economic vitality of our community through the retention, expansion and relocation of businesses to St. Lucie County. The EDC is uniquely positioned to help expanding or relocating businesses take full advantage of our available resources.

Economic Development Council of St. Lucie County, Inc.
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Dear EDC investors and partners,

As the EDC closed out 2021 with unprecedented gains, we wondered what 2022 would bring. Would we be able to match the exciting progress we'd seen last year? As you read through this year's report, I think you'll discover that in 2022 the combined efforts of the EDC, St. Lucie County and the cities of Fort Pierce and Port St. Lucie significantly increased economic vitality throughout the county.

We used the tag line "Building our Future" for this year's report for good reason. The development community discovered all the great things our county and cities had to offer last year, and dirt started turning on numerous projects this year! We saw multiple project completions in 2022, even with supply chain issues slowing things down. Pages six and seven provide a quick look at this activity.

The striking photograph on the cover of this report tells a story of its own. The photo shows the nation's largest mobile boat hoist at work at Derektor's shipyard in the Port of Fort Pierce. With the investments made by Derektor Fort Pierce and recent property swaps enabling public plans for Fisherman's Wharf to begin to move forward, we anticipate the county's already booming marine sector will continue to thrive and grow. And, the state's \$2.7 million grant for infrastructure improvements in downtown Fort Pierce sets the stage for \$72+ million of private investment for the King's Landing hotel/condo/retail project.



August 30 was an exciting day as the governor presented the City of Fort Pierce with a \$2.7 million Florida Job Growth Grant for infrastructure improvements, which will stimulate more than \$72 million in private investment in the historic downtown. The EDC was proud to have helped coordinate the grant application on behalf of the city.

Photo by Marisol's Photography

Investment isn't just happening in Fort Pierce by any means. The cover page of our Project Update pull-out section illustrates just how widespread our dozen 2022 projects are, spanning from St. Lucie Boulevard in north county to Becker Road in southern Port St. Lucie. In addition to completed facilities for Amazon and FedEx, the Cheney Brothers' facility plus two spec industrial buildings totaling 688,000 square feet are currently under construction at Legacy Park at Tradition. In fact, industrial parks are under construction at most of the county's I-95 exits.

“
We're very bullish on St. Lucie County as a whole. We think Fort Pierce really is a great spot and think this is really going to help the area continue to blossom.

— Gov. Ron DeSantis

We do realize that the recent pace of economic development comes with its own challenges, particularly those related to workforce issues. Through our Strategic Doing™ process, the EDC continues to work on solutions in concert with local government, schools and results-oriented non-profits.

Finally, the EDC was incredibly honored to be recognized as an Economic Development Organization of the Year by the International Economic Development Council and to have received the prestigious Innovation in Marketing Best-in-Show Award from the Florida Economic Development Council this year. None of what's been accomplished, however, would be

possible without the efforts and support of the elected officials and staff of our county and cities, as well as our board of directors, investors, partners and your EDC staff.



With best regards,
Peter J. Tesch
President
Economic Development Council of St. Lucie County

P.S. In addition to looking through our annual report, I hope you will take a few moments to review the 2022 Project Update insert which details the 66 projects the EDC announced since 2017. These projects will add 15+ million square feet of new facilities and, as of 2022, have already added/retained 7,208+ jobs for our community.



Amazon chose Legacy Park at Tradition for its 220,000-square-foot last-mile delivery station that will initially employ 170-200 full-time, with additional employment opportunities available through contracted delivery service providers. This project was announced in January and began operations in October.



Arcosa is a provider of infrastructure-related products and solutions with leading brands serving construction, engineered structures, and transportation markets. Its **Meyer Utility Structures** subsidiary is the premier provider of transmission and distribution structure solutions. This new 89,000-square-foot manufacturing facility in Fort Pierce will employ 99 with operations slated to begin in 2024.



Glades Commerce Center by SL Industrial Partners began construction on six light industrial/manufacturing/logistics facilities totaling 287,500 square feet in Port St. Lucie's LTC Ranch. Pre-leasing is underway through broker SLC Commercial Realty with availability in 2023.



Glades Logistics Park, also located in LTC Ranch, has approvals to build 354,200 square feet of Class A warehouse and light industrial space in two facilities on 63 acres. Construction is anticipated to begin in 2023, pre-leasing by JLL.



Interstate Commerce Center, 207,458 square feet of Class A industrial facilities for mid-size users, is under construction along I-95 just south of Okeechobee Road in Fort Pierce. The JBL Asset Management facility will have 1,300 feet of frontage on I-95 and is anticipated to be completed before mid-2023 with leasing currently underway.



Islamorada Beer Company, headquartered in Monroe County, opened a 25,000-square-foot brewery on St. Lucie Boulevard in Fort Pierce in 2016. In 2022, they added a 19,841-square-foot building for a hard liquor distillery at the same location, adding 15 employees.

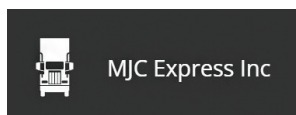
J E C T S



Islamorada Beer Company is also adding another 22,000 square feet of warehouse space, on Industrial Avenue in Fort Pierce. The company purchased a vacant county-owned building for \$1.5 million, which the EDC assisted the county in marketing.



Legacy Park at Tradition continues to grow. The Sansone Group is developing several Class A speculative industrial facilities in its Port St. Lucie business park. Currently under construction are a 168,000-square-foot rear-load building with immediate I-95 access and a 520,000-square-foot cross-dock industrial building. Neighbors are Amazon, FedEx Ground, and Cheney Brothers. At build-out, Legacy Park will have more than 5 million square feet of facilities and employ more than 3,000 people. Leasing is underway now for both facilities.



MJC Express is a hauling company, headquartered in Plantation, that provides transportation services for more than 5,000 brokers and customers throughout the U.S. The EDC provided site location assistance for development of a new 6,000-square-foot warehouse on Orange Avenue West. The company anticipates employing 25 in that location.



Pursuit Boats is in the third phase of its second major expansion. As part of the current four-phase expansion plan, Pursuit added another 100,000 square feet of manufacturing space to its Fort Pierce campus. The boatbuilder had 404 employees in 2019 when the first phase of the current expansion plan began, finished 2021 with 634 employees and had 684 employees as of the end of 2022.



St. Lucie Commerce Center is a planned 1.2-million-square-foot industrial development with six buildings on Energy Lane, off Selvitz Road in Fort Pierce. Hope Commercial Holding's site plan for warehouse, flex and light manufacturing uses was approved in May. Based on industry averages, the end users could employ approximately 733.



Tenet Health, which operates a surgery center in Tradition as well as the Good Samaritan Medical Center and St. Mary's Medical Center in West Palm Beach, is building a new 54-bed hospital at Becker Road and Florida's Turnpike. The 181,925-square-foot facility will employ approximately 600 full-time, part-time and flex professionals. Completion is expected in late 2024.

Groundbreakings & Under Construction



Ceremonial groundbreakings were held for two major projects in 2022, and construction began at sites throughout the county. One project – the Amazon delivery station in Legacy Park at Tradition – was announced in January and up and running by October!

Currently under construction:

- Accel International • Amazon fulfillment center • Cheney Brothers
- Freshco/Indian River Select expansion • Glades Commerce Center • Indian River Spirits • Interstate Commerce Center
- Kings Logistics Center • Legacy Park Specs A & B • OCULUS Surgical • Pursuit Boats expansion
- South Florida Logistics Center 95 • Treasure Coast Vault • Wolflube



Accel International (Dec. 2022)



Legacy Park 168,000 SF industrial facility (Nov. 2022)



Pile testing during site prep for OCULUS Surgical's new building (Nov. 2022)



Interstate Commerce Center – 207,458 SF logistics facility (Nov. 2022)



Amazon fulfillment center (Dec. 2022)

OPEN FOR BUSINESS!

Groundbreakings and project announcements are exciting; they give us a window into our future. Hundreds of temporary local direct and indirect jobs are created during the construction lifecycle of most EDC projects. But, the best part is when the expansion is done or the new facility is completed. That's when permanent jobs can be created and increased property tax revenues begin to flow to our municipalities, schools, fire district, Children's Services Council and other taxing districts, ultimately benefiting all of St. Lucie County's residents.

PROJECT COMPLETIONS

A-1 Industries of Florida expansion ▶ **Amazon delivery station** ▶ **Chandler Bats**

Chemical Technologies Holdings ▶ **Contender Boats** ▶ **D & D Welding expansion**

HCA Florida Lawnwood Hospital expansion ▶ **Interstate Crossroads Logistics Center**



A-1 Industries of Florida expansion



Amazon delivery station in Legacy Park at Tradition



Contender Boats (reuse of Packers of Indian River County facility)



HCA Florida Lawnwood Hospital expansion



Interstate Crossroads Logistics Center

St. Lucie County's Industrial Market is Booming!

New Class A facilities & build-to-suit options
from 16,500 SF to 1.3 Million SF



- A** **Legacy Park**
AT TRADITION
Now leasing **688,000 SF**
plus build-to-suit parcels
- B** **TRADITION**
CENTER FOR COMMERCE
- C** **GLADES**
Logistics Park **354,200 SF**
ready in 2023
- D** **GLADES**
Logistics Center Now leasing **287,500 SF**
- E** **INTERSTATE**
Crossroads Logistics Center Now leasing **1 Million SF**
- F** **St. Lucie COMMERCE CENTER**
1.2 Million SF approved
- G** **INTERSTATE**
COMMERCE CENTER
207,458 SF available 2023
- H** **95**
LOGISTICS CENTER
Now leasing **658,000 SF**
- I** **SOUTH FLORIDA**
LOGISTICS CENTER **95**
Now leasing **1.3 Million SF**
- J** **OOSC**
ORANGE VS COMMERCE CENTER
760,000 SF
Build-to-Suit/
Lease

St. Lucie EDC

772.336.6250
www.YourEDC.com

Business Attraction

On the road and at home, the EDC took advantage of multiple opportunities to publicize all the benefits of locating target industry employers in St. Lucie County.

- The EDC connected with Florida's economic development leaders and top corporate real estate and site selection executives at the FPL Powering Florida Illumination event in **February**.
- We made two trips to North Carolina in **March** and **April** to meet with site consultants: Area Development's networking meeting and Business Facilities LiveXchange. Each event offered the opportunity to meet with site consultants and developers actively seeking new business locations.



◀ In **March**, St. Lucie's available properties were featured at a booth at a Commercial Industrial Association of South Florida event in Miami.



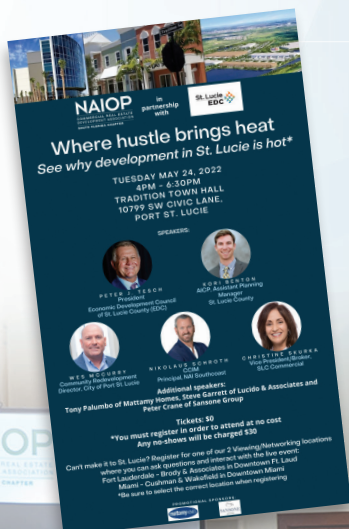
◀ Here at home in **March**, the EDC hosted six executives from Enterprise Florida for a day of site tours and meetings with city and county officials. As members of Team Florida, the EDC receives assistance and project referrals from this high-powered state agency.



◀ The EDC was the only economic development organization that sponsored a booth at this year's IWLA conference on Amelia Island in **May**. We had the exclusive opportunity to market the millions of square feet of new logistics space under construction in St. Lucie County to this association of owners and vendors in the distribution and logistics industry.



➤ The EDC sponsored Bisnow's South Florida Industrial & Logistics Update in **October**. In addition to a booth, we premiered our updated industrial development video to 150 commercial real estate brokers, developers and investors attending the Fort Lauderdale event. Bisnow is the world's leading B2B platform serving the commercial real estate industry.



◀ In partnership with the commercial real estate organization NAIOP South Florida, the EDC hosted an information-packed, standing-room-only event at Tradition Town Hall in **May**. Over 200 professionals attended "Where Hustle Brings Heat: See Why Development in St. Lucie County is so hot."



Telling the St. Lucie County story

Utilizing a limited marketing budget, the EDC makes strategic advertising choices among multiple site selection media outlets. We negotiate added-value packages and typically choose our timing to coincide with content that relates directly to our targeted industries.

This ad ran in **Business Facilities** magazine next to the announcement of Legacy Park's win for Industrial/Commercial Park Deal of the Year, with a feature story on St. Lucie County's hot industrial market.



A three-month digital audience extension campaign with **Trade & Industry Development** outperformed the media company's other ads and national averages, plus led to the inclusion of the EDC's videom as a website feature. This GIF ad followed website visitors to their Facebook and Google pages.

YOUR company can be our next 'DEAL OF THE YEAR'

St. Lucie County, FL

- In the heart of SE Florida with I-95 and Turnpike access
- Six industrial parks with 5 million+ SF of spec under construction and space available from 16,000 to 1 million+ SF
- Fast-growing workforce of 156,060+

St. Lucie EDC

Contact: Jill Marra 772.336.6257 or jmarra@youredc.com | www.youredc.com

The Future's Open Wide

Logistics Parks in St. Lucie County, Florida

Where Florida's Turnpike and I-95 meet!

- 8.8 million SF of logistics space under construction
- 1.2 million SF of logistics space available from 16,000 to 1 million+ SF
- Fast-growing workforce of 156,060+

Logistics & Transportation

772.336.6250 | www.youredc.com

In September, **Site Selection** magazine featured our logistics ad on the first right-hand page of the magazine's logistics and distribution special section and our digital ad ran on the magazine's popular website.

Florida Trend

Southeast

Southeast is an exceptional place to live and work because of a little price of everything that makes Florida great is represented across beaches, five deep-water ports, four international airports, easy multi-modal access via rail and roads, a multicultural/multilingual workforce, outstanding educational institutions, world-class health care, and fun things to see and do.

LOGISTICS & TRANSPORTATION

- 5 DEEP-WATER SEAPORTS
- 5 COMMERCIAL AIRPORTS
- 16 COLLEGES/UNIVERSITIES

Each year **Florida Trend** publishes an annual, widely distributed **Business Florida** edition. The issue is also used for months at trade shows and events. Our logistics park ad ran on the right-hand-page opposite the Southeast roundup, and the article leads off with three of St. Lucie County's major projects.

Economic Development Council of St. Lucie County

Published by Maureen Salazar

The industrial market in St. Lucie County is hot, hot, hot! With more than 5.8 million square feet of new Class A industrial space available in 2022 and 2023...

CHENEY BROS. INC. FOOD SERVICE DISTRIBUTOR

FORT PIERCE

We use **LinkedIn** and **Facebook** extensively in our marketing efforts. The EDC's social media posts get noticed! Our best-performing posts are seen by tens of thousands of people. The Cheney Brothers groundbreaking post shown here had more than 34,000 views!

Enterprise Florida

Why is St. Lucie County your next #Industrial location for #distribution #warehouse #ecommerce #logistics #3PL and #manufacturing in #Florida?

Take a quick peek at our hot industrial properties located along I-95 in the heart of the southeast, reaching 70% of the state within a 3-hour drive time and 100 miles north/south of Orlando and Miami.

LEGACY PARK AT TRADITION

CLASS A INDUSTRIAL SPACE FROM 16,000 SF TO 1 MILLION+ SF

REACH LOWER 70% OF THE STATE

Florida's hottest new industrial sites are in St. Lucie County

As a Team Florida member, the EDC also had the opportunity to have a **LinkedIn** post featuring our industrial development videom shared and promoted to a targeted audience by **Enterprise Florida**. The videom was updated in October to include eight properties and can be viewed on the home page of www.youredc.com.

The EDC, its projects and partners were recognized in 2022 with regional, statewide, national and even international awards by some of the most respected organizations in economic development today. It's wonderful to be recognized but bringing quality jobs and investment into St. Lucie County is truly its own reward, and something we could not accomplish without the support of our partners and investors.



EDC Awards



Excellence in Economic Development Awards/International Economic Development Council

- Real Estate Redevelopment & Reuse: **Contender Boats** reuse of Indian River Packers facility
- **Economic Development Organization of the Year**
- **EDC Annual Report**



Innovation in Marketing Awards/Florida Economic Development Council



- **Best in Show Melissa Medley Creativity Award** – animation for CRE.Converge
- **Public/Private Partnership Award** – #WorkLocal St. Lucie multimedia campaign
- **Pivot & Persist Award** – EDC COVID-19 response



Project Impact Awards

- **Business Facilities Magazine Deal-of-the Year Industrial/Commercial** – Legacy Park at Tradition
- **Trade & Industry Development Magazine America's Top Sites for Business Prosperity** – City of Port St. Lucie
- **NAIOP South Florida Economic Deal of the Year Finalist** – Legacy Park at Tradition



Partner Awards



Manufacturer of the Year Winner (150+ employees) >>>>>



Manufacturer of the Year Finalist (85-150 employees) >>>>>



Florida Companies to Watch 2022 Honoree >>>>>





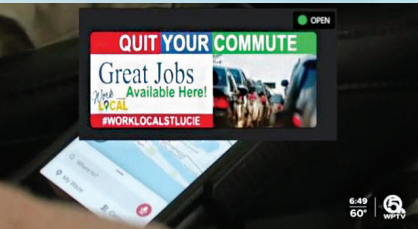
#WorkLocalStLucie

Attracting and assisting employers that provide quality jobs for St. Lucie County residents is an important part of the EDC's mission. In addition to rotating featured job postings and a sector-by-sector listing of local employers on www.youredc.com/worklocal, the EDC promotes **#WorkLocalStLucie** initiatives to commuters year-round through print, digital, video, outdoor and social media "Quit Your Commute" campaigns. We also work with our schools, colleges, non-profits and other partners to prime the talent pipeline with outreach and targeted training programs for the county's youth - high school counselor tours, ready-to-work boot camps, and industry-specific hiring/training programs.

The EDC's award-winning #WorkLocal program added a unique element in 2022 by advertising on the Waze app, serving Quit Your Commute ads to residents driving out of the county to the south in the morning and then coming north in the evening. The first organization to leverage the navigational app for this type of advertising, our message was not only seen 145,000+ times by Waze users, the ads attracted media attention from television station WPTV and in online blogs.

We also partnered with **Indian River State College, CareerSource Research Coast, Sinclair**

Broadcasting and other Treasure Coast EDOs in the creation and promotion of TCMakers, a campaign to build awareness of and create interest in careers in manufacturing and the skilled trades. Learn more at www.TCMakers.com.



WPTV.COM
St. Lucie County, Waze alerting residents to area jobs during their commute
The development council says 62% of St. Lucie County residents commute out of the area for...

Strategic Doing™

Since 2016 when the EDC initiated the first **Treasure Coast Skills Gap Study**, the EDC Board of Directors has been both refining and expanding our approach to priming the regional talent pipeline. This effort incorporated follow-up studies, asset mapping, **Strategic Doing™** sessions, action plans, partnerships and much more.

In April, the board took a fresh look at current workforce



challenges and the opportunity to grow and retain a high-quality workforce by addressing awareness, training needs, and the impact of rapidly increasing housing costs. This Strategic Doing update resulted in the establishment of two standing board committees - one focused on workforce readiness and the other on affordable workforce housing issues - which will guide ongoing efforts.



EDC EXCEL

The **EDC EXCEL** program provides rising young executives with leadership experiences and training, career path development and meaningful business connections.

In January, **SouthState Bank** was the title sponsor for EXCEL's First Annual Sporting Clays Tournament at Quail Creek, a very successful fundraiser and networking event. The 2023 event is set for Jan. 13. With the group able to hold more in-person events in 2022, **Derecktor Fort Pierce** and **Southern Eagle Distributing** both hosted CEO roundtables and site tours. **Indian River State College** Pruitt Campus President Andy Treadwell and **TAMCO Group** Co-Vice President Jordan McGinn headlined an EXCEL leadership panel. And, Podcast Club leadership discussions continued throughout the year.

St. Lucie County Referendum

The EDC supported the county's efforts to provide essential public information about the renewal of the **County Commission's** ability to offer limited tax abatements to target industry employers making substantial capital investments and bringing higher-paying jobs to the county. This vital economic development tool must be reauthorized by voters every 10 years. **Port St. Lucie's** voters approved renewal for the city's program in December 2021. In August, countywide voters approved renewal with 53.77% of the vote, almost three basis points higher than in 2012. In **Fort Pierce**, 56% voted for renewal of the city program.

EDC IN THE NEWS

Newspapers, TV, radio, newsletters, magazines, blogs, podcasts, online Your EDC related stories appeared in more than 115 headlines during 2022. From groundbreaking and awards to feature stories on the county's hot industrial market, our awards, the Waze marketing program and more, stories about economic development in St. Lucie County ran locally and nationally.

TRADE & INDUSTRY DEVELOPMENT
Defining Corporate Strategies For Growth

America's Top Sites for Business Prosperity

Port St. Lucie, Florida

Legacy Park at Tradition, the Sansone Group's 425-acre industrial development in Port St. Lucie, Florida, is receiving national and regional recognition. The Class-A industrial park is in the heart of southeast Miami, mid-way between Miami and Orlando on Interstate 95, and is home to a 220,000-square-foot FedEx Ground regional sortation center, a 220,000-square-foot Amazon delivery station opening this fall, a planned 327,427-square-foot distribution center for Cheney Brothers, and the kind of growth engine...

BF BUSINESS FACILITIES

2022 ECONOMIC OUTLOOK

SOUTHEAST

ECONOMIC DEVELOPMENT DEAL OF THE YEAR

INDUSTRIAL / COMMERCIAL PARK

LEGACY PARK / FEDEX - Economic Dev. Council of St. Lucie (FL) County - After years of trying to get an industrial park off the ground things are looking up at Legacy Park in St. Lucie County. The Economic Development Council of St. Lucie County, in collaboration with the company's site location consultant Duff and Phelps, and developer, the Sansone Group, have attracted FedEx Ground to Port St. Lucie. Fed Ex recently completed a 245,000-square-foot Regional Sortation Center in the winter of 2021.

FORECAST / ECONOMIC DEVELOPMENT

Pete Tesch

President, Economic Development Council of St. Lucie County, Fort Pierce

"It's amazing the type of economic growth that we're seeing, particularly in light of all the gyrations we went through with COVID. Just about every major interchange along the I-95 corridor is now seeing some..."

ESM MAGAZINE

EXPANSION OPTIONS

FLORIDA

Move Your Business Forward in Florida

St. Lucie County - North Florida's HOTTEST NEW MARKET

What do Amazon, FedEx Ground, Cheney Brothers, the Sansone Group, the Industrial Partners and others have in common? All have announced the unmatched benefits of a new industrial facility in St. Lucie County and within a three-hour drive of the process of Florida's vibrant St. Lucie County offers, by far, substantial expansion options for businesses and the kind of growth engine...

St. Lucie News Tribune

New Amazon delivery site coming to Legacy Park in Tradition

PORT ST. LUCIE - Amazon will open its third facility in St. Lucie County, a 220,000-square-foot delivery station in Legacy Park at Tradition, the Economic Development Council of St. Lucie County announced Tuesday.

WPTV WEST PALM BEACH

St. Lucie County, Waze alerting residents to area jobs during their commute

Pilot program seeks to keep more transient workers closer to home

CONSTRUCTION UNDERWAY FOR ACCEL'S NEW MANUFACTURING PLANT

ACCEL

SOUTH FLORIDA BUSINESS JOURNAL

Michael Falk, executive managing director at Colliers' West Palm Beach office, said companies in Palm Beach County continue to look northward to St. Lucie County as an alternative to relocate their warehouse space. Aside from lower industrial rents, St. Lucie County also has a larger workforce nearby - Beach County's.

WPTV WEST PALM BEACH

New Amazon facility to be constructed in Port St. Lucie

Delivery station will be 3rd Amazon facility in city

PORT ST. LUCIE - Amazon will open its third facility in St. Lucie County, a 220,000-square-foot delivery station in Legacy Park at Tradition, the Economic Development Council of St. Lucie County announced Tuesday.

Contender staff with the company's first boat manufactured in St. Lucie County.

The iconic Packers of Indian River facility off Midway Road in Fort Pierce is now home to Contender Boats, an equally iconic Florida boat manufacturer.

ST. LUCIE COUNTY Trend

The 46 companies that announced expansions or new locations in St. Lucie County from 2017 through June 2021, including FedEx Ground, Amazon and Cheney Bros., will directly employ 5... and invest \$494.4 million in facilities and equipment, according to... from Economic Strategy C...

BF BUSINESS FACILITIES

STATE FOCUS: FLORIDA

square feet with a mix of varying of target industry sectors.

ST. LUCIE COUNTY PRIME

What do the Sansone Group, Tambor Corporation, Trizec Commercial Holdings, JB Asset Management, the Silverman Group, Seifried Industrial Properties, Stonebriar Financial Group, and others have in common? All are developing major facilities in St. Lucie County, Florida.

FLORIDA POLITICS

Gov. DeSantis announces \$2.7M to support King's Landing development in Fort Pierce

"We're very bullish on St. Lucie County as a whole."

Gov. Ron DeSantis announced a \$2.7 million state grant to support the King's Landing development in Fort Pierce.

ST. LUCIE NEWS TRIBUNE | TCPALM

Gov. DeSantis talks up \$2.7 million state grant to Fort Pierce King's Landing site

PORT PIERCE - Gov. Ron DeSantis appeared in Fort Pierce Tuesday to tout a \$2.7 million state grant to the city to redevelop the 8-acre King's Landing site.

ST. LUCIE NEWS TRIBUNE | TCPALM

Record-breaking 1.1 million-square-foot logistics center to be largest building in St. Lucie

ST. LUCIE COUNTY - An Atlanta-based real estate company is developing what's expected to be the largest building in unincorporated county...

TREASURE COAST BUSINESS MAGAZINE

RUSH IS ON FOR INDUSTRIAL LAND

LEGACY PARK AT TRADITION

INFRASTRUCTURE IMPROVEMENTS

PORT PIERCE - Ron DeSantis, Governor, speaks alongside Fort Pierce Mayor Linda Mendenhall, County Executive, and other officials at the King's Landing site.

Logistics Center 92

ST. LUCIE COUNTY - An Atlanta-based real estate company is developing what's expected to be the largest building in unincorporated county...

REVENUE BUDGET

2022
\$1,253,991



- Private Sector Investment
- Public Grants
- Events
- Business Attraction & Retention
- Workforce Readiness

2023
\$1,340,578



- Private Sector Investment
- Public Grants
- Events
- Business Attraction & Retention
- Transfers

EXPENDITURE BUDGET

2022
\$1,250,060



- Salaries & Benefits
- Business Attraction & Retention
- Communications & Marketing
- Event Expense
- Office Expense
- Workforce Readiness
- Scholarship Program Expense

2023
\$1,340,578



SPECIAL THANKS to our 2022 Board of Directors for their commitment and leadership

- Mike Adams, Adams Ranch
- Michael Ansoorge, OCULUS Surgical
- Nicolas Apfelbaum, Esq., Apfelbaum Law
- Terissa Aronson, SLC Chamber of Commerce
- Robert Barfield, Seacoast Bank – Treasurer
- Brian Bauer, CareerSource Research Coast
- Russ Blackburn, City of Port St. Lucie
- Javier Cisneros, Fort Pierce Utilities Authority
- Ian Cotner, AT&T Florida
- Peter Crane, The Sansone Group
- Marshall Critchfield, Florida Power & Light Co.
- Lee Dobbins, Esq., Dean, Mead, Minton & Moore/TCMA
- Phil Doumar, Doumar Insurance of Port St. Lucie/EXCEL
- Lauren Dudley, HCA Florida Lawnwood Hospital
- Chris Fogal, CPA, Carr, Riggs & Ingram – Chairman
- Azlina Goldstein, Esq., GL Homes – Chair-Elect
- Rod Kennedy, Engineering Design & Construction
- Richard Kolleda, FACHE, Spherion
- Leslie Kristof, MBA, Keiser University
- Rob Lord, Esq., retired – Past Chairman
- Tammy Matthew, Bank of America
- Nick Mimms, City of Fort Pierce
- Tim Moore, PhD, Indian River State College
- Neil Morgan, Comcast Business
- Brandon Nobile, Remnant Construction
- Cara Perry, Florida Atlantic University
- Roxanne Peters, SouthState Bank
- Jon Prince, PhD, St. Lucie Public Schools
- Madhu Sasidhar, MD, Cleveland Clinic Tradition Hospital
- Staci Storms, Broward, Palm Beaches and St. Lucie Realtors®
- Richard Tambone, Tambone Companies
- Peter Tesch, Economic Development Council
- Howard Tipton, St. Lucie County
- Shrita Walker, MIDFLORIDA Credit Union – Secretary
- Jeremy Wiernasz, PGA Golf Club
- Kara Wood, Hi-Tide Boat Lifts
- Amber Woods, Treasure Coast Lexus

BOARD of ADVISORS and CHAIRMAN LEVEL Investors



LEADERSHIP LEVEL Investors

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- ◆ Precast Specialties, LLC
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- ◆ SouthState Bank
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- ◆ Treasure Coast Newspapers
- ◆ Tropicana

Pete Hegener Leadership Award

The prestigious Pete Hegener Leadership Award was presented to Rob Lord, CEO of Cleveland Clinic Martin Health (retired), at the 8th Annual EDC Leadership Dinner in February. The award is presented annually to a dedicated business leader who has made significant contributions to St. Lucie County's economy and quality of life. Lord was recognized for his years-long efforts to build Tradition Hospital in Port St. Lucie, his role in bringing Cleveland Clinic and the Florida Research and Innovation Center to the Treasure Coast, and his principled public health advocacy during the pandemic. Many thanks to our title sponsor Florida Power & Light Company and to all the event sponsors that made the Leadership Dinner possible.



Denise Hegener with Rob Lord



Azlina Goldstein opens the evening's ceremonies



Jane Rowley, Ken Pruitt, Peggy Spencer, Pete Tesch & Denise Hegener



Ft. Pierce Commissioner Curtis Johnson Jr. & SLC Commissioner Sean Mitchell



THINK PINK! Fundraiser

EDC staff and partners came together in October to participate in and support the Healthy Boo-Bays 5K, a fundraiser for the Hands Clinic's early breast cancer identification program. Of the \$9,461 raised by the 5K, the EDC community donated \$5,200 and fielded dozens of runners and walkers.

LEADERS on the LINKS

The EDC's premier networking event, the 8th annual Leaders on the Links reception and golf tournament, was held on October 27 & 28 at the **PGA Golf Club**. On Thursday, guests enjoyed great company in a cocktail party atmosphere, and on Friday golfers played the PGA championship Ryder Course featuring a hole-in-one shootout with prizes ranging from \$25,000 to \$500,000 and tee gifts valued over \$150.

The EDC's premier networking event, the 8th annual Leaders on the Links reception and golf tournament, was held on October 27 & 28 at the



LEADERS on the LINKS

THANK YOU to all our sponsors and volunteers for making this event the highlight of our year!

TITLE SPONSORS – **Southern Eagle Distributing, Corona Premier, and A&G Concrete Pools.**

PRESENTING SPONSORS – **Ashley Capital, Gallo Herbert Architects/CGHP Development, Hi-Tide Boat Lifts, Jaguar Land R over of the Treasure Coast and The Sansone Group.**



Tournament winners: Datum RMS



Hole-in-One Shootout contestants



SLC Commissioner Cathy Townsend & Andy Treadwell



Chris Fogal & Dan Kross

JOIN the EDC for our monthly partner luncheons at the MIDFLORIDA Event Center on the second Tuesday of most months at 11:30 a.m. **SPONSOR a lunch and get your message to the right people**, call Candy Marlow at **772.336.6252** to reserve.



EXCELLENCE
IN ECONOMIC
DEVELOPMENT
AWARDS

The EDC is proud to have earned the designation of Economic Development Organization of the Year for 2022





INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL

CONTACT US

Economic Development Council of St. Lucie County, Inc.

500 N.W. California Boulevard | Building F-109 | Port St. Lucie, FL 34986

(Located at Indian River State College)

772.336.6250 | www.yourEDC.com  

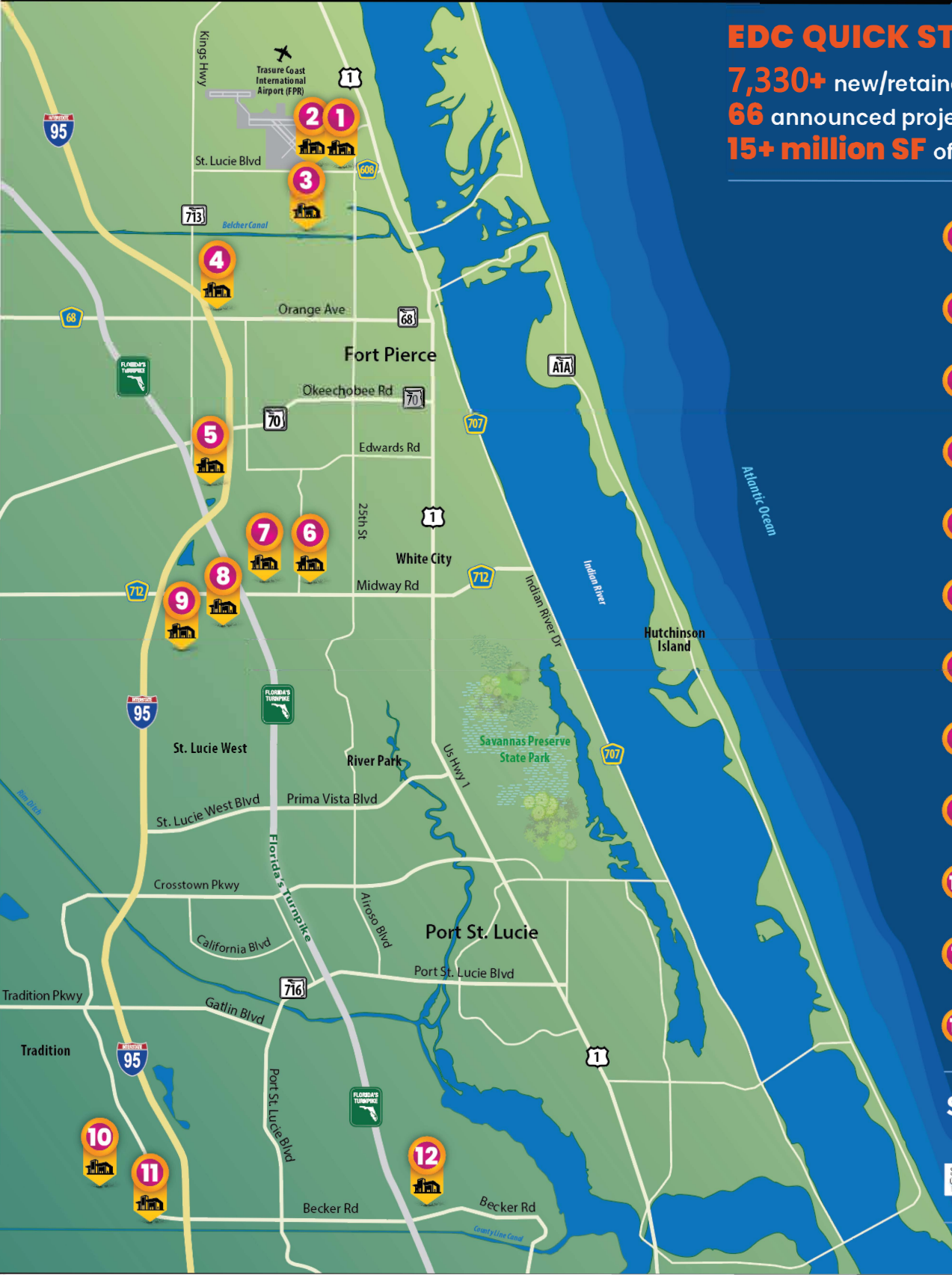
The front cover photo, courtesy of Derecktor Fort Pierce, shows a superyacht undergoing maintenance being hoisted from Port of Fort Pierce waters by the country's largest mobile boat lift.

The back cover photo, courtesy of Visit St. Lucie, is an enhanced image of Woodstork Trail/Hillmoor Lake Park in Port St. Lucie.

St. Lucie
EDC 

Business Retention, Expansion and Attraction

PROJECT UPDATE 2022



EDC QUICK STATS 2017-2022

7,330+ new/retained jobs* in place from
66 announced projects with
15+ million SF of new facilities

- 1


- 2


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- 5


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- 7


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- 10


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St. Lucie  EDC



Calendar Year 2017

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A&G Concrete Pools	Manufacturing	Port St. Lucie	EXPANSION	10	60	94	19,000
ABC Home Medical Supply Company I	Headquarters	St. Lucie County	NEW	35	0	95	10,000
Builders FirstSource	Manufacturing	St. Lucie County	NEW	40	0	100	45,000
City Electric Supply/TAMCO	Manufacturing	Port St. Lucie	EXPANSION	50	210	186	411,000
Expert Shutter Services	Manufacturing	Port St. Lucie	EXPANSION	10	31	70	24,800
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	100	273	580	106,000
Precast Specialties I	Manufacturing	Fort Pierce	NEW	100	0	173	75 acres
Pursuit Boats I	Marine	St. Lucie County	EXPANSION	30	324	684	17,000
Radical Cosmetics	Manufacturing	Fort Pierce	NEW	50	0	50	55,000
Rocla Concrete Tie/Vossloh	Marine	St. Lucie County	NEW	42	0	15	22,000
				467	898	2,047	709,800

Calendar Year 2018

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
ABC Home Medical Supply Company II	Headquarters	St. Lucie County	EXPANSION	100	77	95	7,500
American Concrete Industries	Manufacturing	St. Lucie County	EXPANSION	15	24	38	15,000
Concrete Impressions	Manufacturing	Fort Pierce	NEW	15	0	0	18 acres
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	200	NR	65,000
Hypower	Professional Services	Fort Pierce	NEW	50	0	20	2,000
Lawnwood Regional Medical Center	Life Sciences	Fort Pierce	EXPANSION	30	1,559	1,712	12,000
Cleveland Clinic Martin Health System	Life Sciences	Port St. Lucie	EXPANSION	150	1,241	1,500	45,000
Natalie's Orchid Island Juice Company	Manufacturing	St. Lucie County	EXPANSION	50	150	243	100,000
OCULUS Surgical	Manufacturing	Port St. Lucie	EXPANSION	50	27	49	55,000
Precast Specialties II	Manufacturing	Fort Pierce	EXPANSION	25	0	173	12,000
PlusOneAir	Aviation	St. Lucie County	NEW	20	0	27	14,600
The Porch Factory	Manufacturing	St. Lucie County	EXPANSION	4	24	48	7,500
				659	3,302	3,905	335,600

Footnote from Page 1: *Includes the creation of jobs from employers new to the area and new/retained jobs from existing employers

Calendar Year 2019

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
A-1 Industries of Florida	Manufacturing	St. Lucie County	EXPANSION	28	257	290	60,000
ACCEL International	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex	Manufacturing	St. Lucie County	EXPANSION	10	25	31	10,000
Amazon	Distribution	St. Lucie County	NEW	500	0	**	60,000
Aquaco Farms	Aquaculture	St. Lucie County	NEW	5	0	8	20,000
Cleveland Clinic Lerner Research Institute	Life Sciences	Port St. Lucie	NEW	50	0	87	60,000
Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	38	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
PlusOneAir	Aviation	St. Lucie County	NEW	25	0	27	25,000
Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	684	236,000
Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	46	55,000
				1,015	770	1,218	707,000

Calendar Year 2020

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	48	10,000
Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	43	75ft. Tower
FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490	0	543	245,000
Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	2,376*‡	0	‡	3,600,000‡
Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
Wolfube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	15	30,000
				3,701	79	664	5,089,780

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

** Jobs transferred to Port St. Lucie facility in 2022

‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects

Calendar Year 2021

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	0	1,100,000
Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	14	17,000
Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	5	8,000
Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	0	427,000
Contender Boats	Marine	St. Lucie County	NEW	200	0	84	100,000
D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	85	33,000
FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	22	17,000
Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	83	16,375
Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	0	67,193
Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	580	106,000
South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	866*	0	0	1,300,000
SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	12	32,000
				2,611	664	885	3,873,568

Calendar Year 2022

Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2022 Total Employment	Facility Square Footage
Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200**	170	170	220,000
Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	0	89,000
Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	0	207,458
Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	0	19,841
Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
Legacy Park Spec A & Spec B	Industrial Development	Port St. Lucie	NEW	459*	0	0	688,000
MJC Express	Transportation	Fort Pierce	NEW	25	0	0	6,000
Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	684	109,000
St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	0	1,200,000
Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
				2,864	804	854	3,384,924

* Projected new jobs are derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500

** New facility in 2022, jobs transferred from 2019 project

† Includes full-time, part-time and per diem workers