



St. Lucie County, Florida Fort Pierce – Port St. Lucie

COMMUNITY PROFILE



ECONOMIC DEVELOPMENT COUNCIL OF ST. LUCIE COUNTY

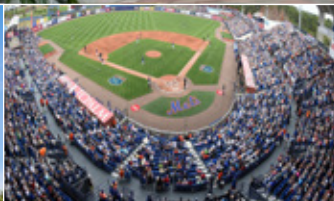
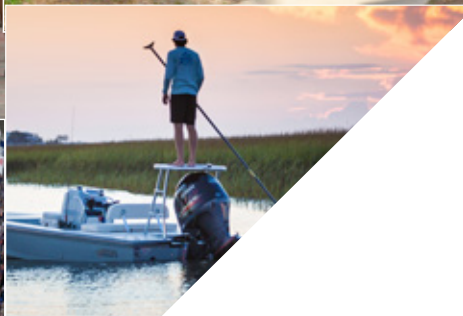
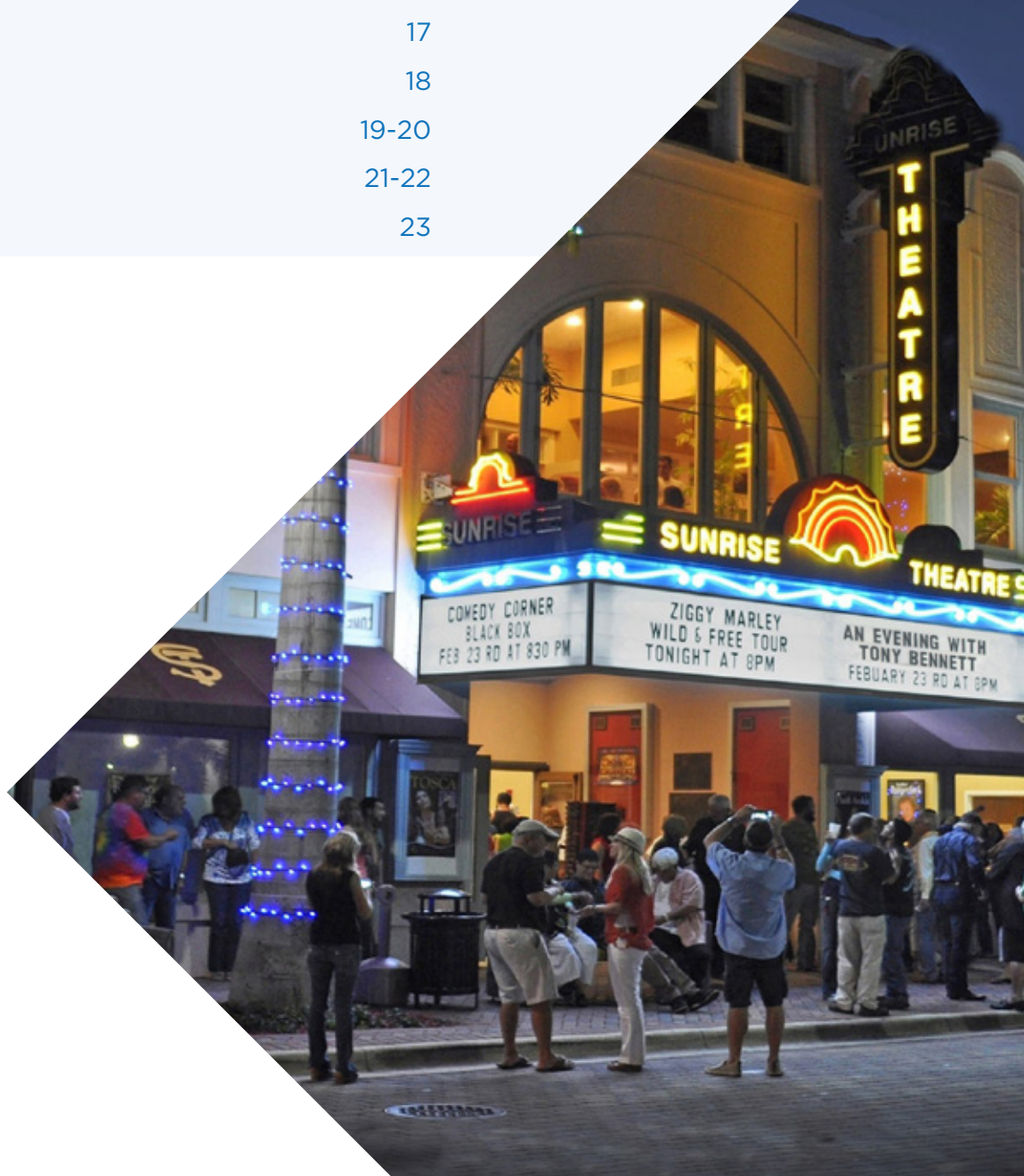


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WHY ST. LUCIE COUNTY?



There are many reasons to choose St. Lucie County, Florida as a place to relocate or open your business. The area economy has evolved into a blend of diverse sectors that include manufacturing, aviation, agriculture, tourism, research and development, professional and technical services, construction, healthcare, and retail. Here are just some of the top reasons to choose St. Lucie:

MARKET STRENGTH: St. Lucie County has the requisite location, business environment and workforce to be one of the best performing communities in the nation in the very foreseeable future.

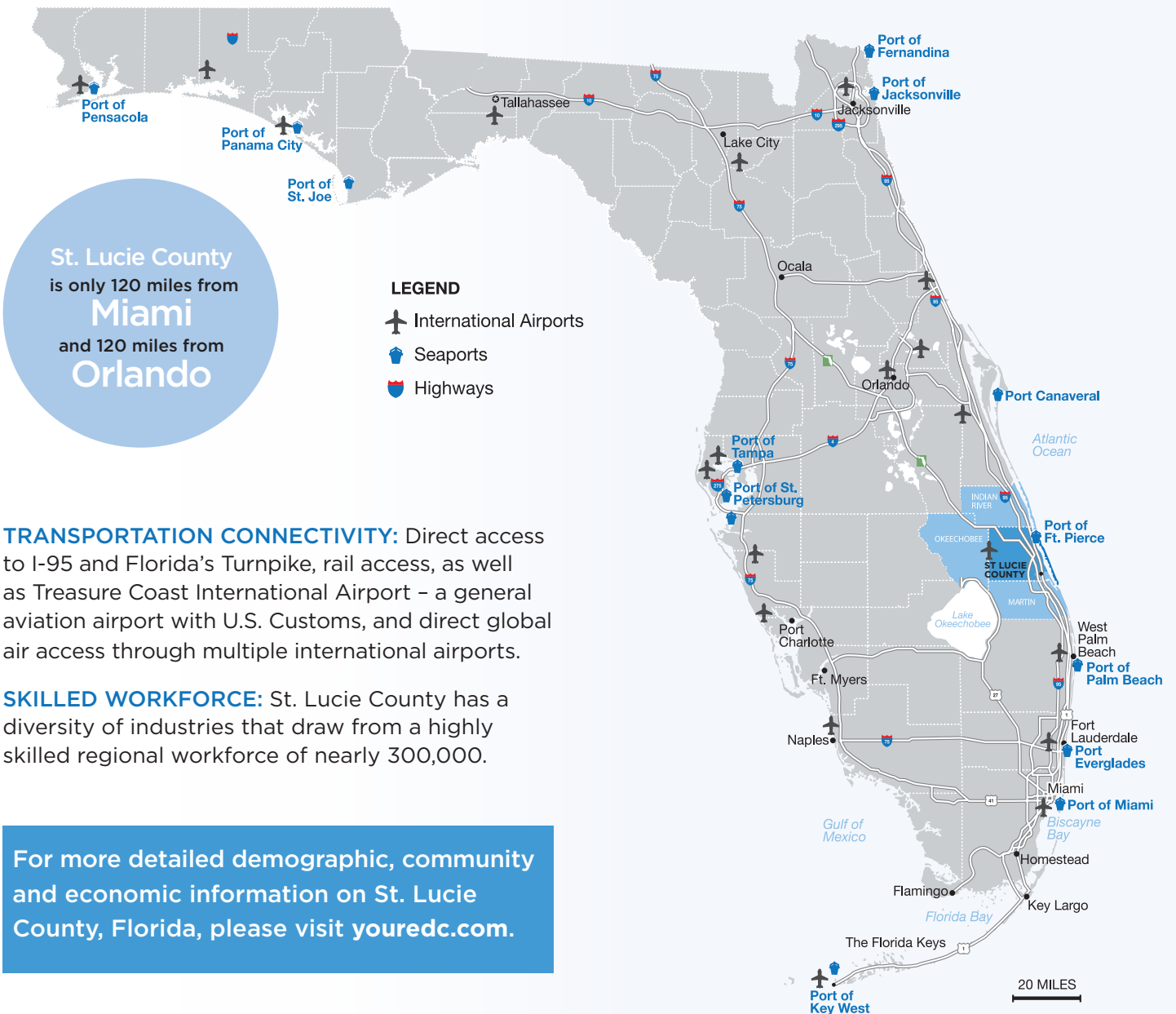
COMPETITIVE BUSINESS COSTS: Florida's stable and highly favorable tax climate provides advantages that make a Florida location profitable for every type of business. The cost of doing business in St. Lucie is less expensive than many competing locations: facility costs are lower, labor costs are lower, corporate taxes are lower and cost of travel is lower.

AFFORDABLE LIVABILITY: Florida has no state income tax, meaning less money coming out of paychecks each month. Additionally, St. Lucie County has a variety of housing options, from mixed-use, to waterfront enclaves, to quaint gated communities -- offering many affordable choices. Unlike our overcrowded neighbors to the north and south, St. Lucie County is a low-density, low-crime, livable community with small-town charm and all the amenities of a large city. St. Lucie boasts strong educational resources and institutions as well as exceptional healthcare services and facilities. When new residents move here they put down roots quickly and feel as though they've lived here forever.

TALENT RICH: The area economy is a blend of emerging life sciences research and development (R&D) with traditional manufacturing, agriculture, tourism and services. The County is host to Indian River State College, named number one in community college excellence by the Aspen Institute for its transfer rate, bachelor's degree attainment, alumni earnings, post-graduate employment and affordability. Also accessible from St. Lucie County are seven major higher educational institutions with more than 150,000 students.



Our strong partnerships with the real estate community give us access to industry-leading intelligence that will help in your relocation decision.



DEMOGRAPHICS

Population

	2019	2010	Population Growth (2010 to 2019)
ST. LUCIE COUNTY	320,079	277,789	11.5%
TREASURE COAST*	639,657	602,131	10.6%
FLORIDA	21,591,414	18,801,310	11.7%
U.S. AVERAGE	330,162,148	308,745,538	10.6%

Median household income (in 2017 dollars), 2010-2017

ST. LUCIE COUNTY	\$52,330
TREASURE COAST*	\$50,401
FLORIDA	\$52,154
U.S. AVERAGE	\$61,372

Source: EMSI and PoweringFlorida.com, 2019

Size of Workforce

ST. LUCIE COUNTY	141,780
TREASURE COAST*	232,945

Educational Attainment

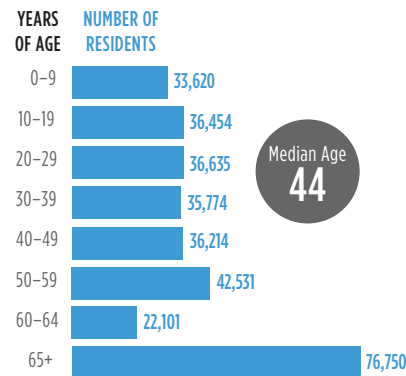
	High School Diploma	Some College or Associate's Degree	Bachelor's Degree	Graduate Degree and Higher
ST. LUCIE COUNTY	78,922	74,621	31,397	16,868
TREASURE COAST*	147,250	150,321	79,533	46,636

* Treasure Coast includes Indian River, St. Lucie, and Martin Counties.

Source: PoweringFlorida.com, 2019

People

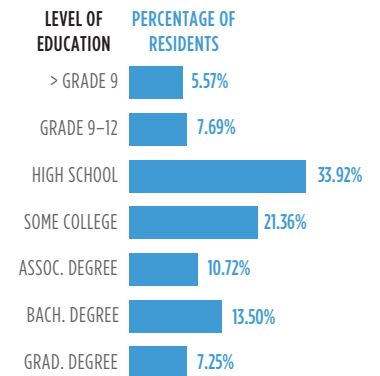
The total population of St. Lucie County is 320,079.



Source: GWI Explorer application, U.S. Census Bureau, qwexplorer.ces.census.gov
Prepared by: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, May 2016.

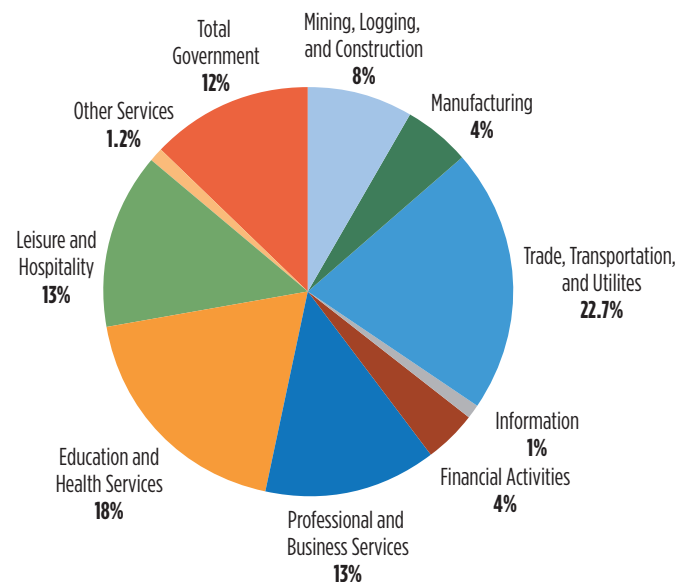
Educational Attainment

The majority of the population in St. Lucie County has a high school degree, and 31.47% have



ST. LUCIE MSA INDUSTRIES AND EMPLOYERS

Released August 16, 2019 (Not Seasonally Adjusted)



Source: U.S. Department of Labor, Bureau of Labor Statistics, Current Employment Statistics Program.
Prepared by: Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research.

St. Lucie County Manufacturing Sector & Employers

Manufacturers in the area produce a diverse array of products, ranging from complete aircraft and aerospace components to specialty lift trucks, sport fishing yachts, small shallow draft fishing boats, citrus juices, fabricated parts from multiple materials, electronic components and other products.

Manufacturing Sector	Major Employers (Scope of Business)	City
Transportation Equipment Manufacturing	Stamm Manufacturing	Fort Pierce
	Phoenix Metal Products	Fort Pierce
Aviation/Aerospace Manufacturing	Atlantic Precision	Port St. Lucie
	Bede Aero Southeast	Fort Pierce
	Powerlift Hydraulic Doors	Fort Pierce
	Phoenix Metal Products	Fort Pierce
Boats Manufacturing	Maverick Boat Group	Fort Pierce
	Pursuit Boats	Fort Pierce
	Billfish Boatworks	Fort Pierce
	Bluewater Sportfishing Boats	Fort Pierce
	Twin Vee PowerCats	Fort Pierce
Boat Accessory Manufacturing	TNT Boatworks	Fort Pierce
	Hi-Tide Boat Lifts	Fort Pierce
Food Manufacturing	Natalie's Orchid Island Juice Co.	Fort Pierce
	Tropicana	Fort Pierce
	Adams Ranch	Fort Pierce
	Hot Pie	Fort Pierce
Component Manufacturing	TAMCO Group	Port St. Lucie
	Miami Filter	Fort Pierce
	Apple Machine Shop	Fort Pierce
	Advanced Machine & Tool	Fort Pierce
Plastics/Rubber Product Manufacturing	Silver-Line Plastics	Fort Pierce
	East Coast Plastics	Port St. Lucie

St. Lucie County Industry Sectors & Employers

Manufacturing Sector	Major Employers (Scope of Business)	City
Wholesale/Distribution/Logistics	Walmart Distribution Center	Fort Pierce
	United Refrigeration	Port St. Lucie
	Remetronix	Port St. Lucie
	Southern Eagle Distributing	Fort Pierce
	Helena Agri Enterprises	Fort Pierce
Healthcare	Cleveland Clinic Martin Health	Port St. Lucie
	Lawnwood Regional Medical Center & Heart Institute (part of HCA Healthcare)	Fort Pierce
	New Horizons of the Treasure Coast	Fort Pierce
	St. Lucie Medical Center (part of HCA Healthcare)	Port St. Lucie
	Treasure Coast Hospice	Fort Pierce
Construction	D&D Welding	Fort Pierce
	Builders FirstSource	Fort Pierce
	A-1 Roof Truss	Fort Pierce
	Rocla Concrete Tie (Division of Vossloh)	Fort Pierce
	Precast Specialties	Fort Pierce
	Premier Fabricators	Fort Pierce
	Southern Truss Company	Fort Pierce
	Expert Shutter Services	Port St. Lucie
Professional Services/Back Office Operations	ABC Home Medical Supply	Port St. Lucie
	Change Healthcare	Port St. Lucie
	iVox Solutions	Port St. Lucie
	Convey Health Solutions	Port St. Lucie

St. Lucie County Industry Sectors & Employers

Manufacturing Sector	Major Employers (Scope of Business)	City
Research and Development	Torrey Pines Institute for Molecular Studies	Port St. Lucie
	Florida Atlantic University Harbor Branch Oceanographic Institute	Fort Pierce
	United States Department of Agriculture	Fort Pierce
	University of Florida Institute of Food and Agriculture Science	Fort Pierce
Education and Training	Aviator College of Aeronautical Science and Technology	Fort Pierce
	Indian River State College	Fort Pierce
	Keiser University	
	Florida Atlantic University	Fort Pierce
	St. Lucie Public Schools	Port St. Lucie

St. Lucie MSA Comparison of Labor Cost to National Average

Job Description	Within the MSA*		U.S. Average Wage	MSA as % of U.S. Average
	Quantity	Average Wage		
Manufacturing				
First-Line Supervisors of Production and Operating Workers	570	\$58,240	\$61,450	95%
Industrial Engineers	170	\$61,470	\$88,530	69%
Team Assemblers	620	\$31,330	\$32,550	96%
Machinists	240	\$38,280	\$43,220	89%
Welders, Cutters, Solderers, and Brazers	230	\$38,310	\$42,450	90%
Headquarters/Shared Services				
General & Operations Managers	1,110	\$132,470	\$122,090	109%
Marketing Managers	40	\$119,970	\$144,140	83%
Administrative Services Managers	160	\$99,890	\$98,930	101%
Executive Secretaries and Executive Administrative Assistants	470	\$47,920	\$57,910	83%
Purchasing Agents, Except Wholesale, Retail, and Farm Products	180	\$50,370	\$67,420	75%
Accountants and Auditors	1,100	\$63,450	\$76,730	83%
Customer Service Representatives	2,910	\$29,840	\$35,170	85%
Health Care				
Physicians/Surgeons, All Other	400	\$220,820	\$205,560	107%
Physician Assistants	80	\$123,240	\$102,090	121%
Registered Nurses	3,290	\$56,190	\$72,180	78%
Medical and Clinical Laboratory Technologists	210	\$62,350	\$62,440	100%
Magnetic Resonance Imaging Technologists	80	\$64,130	\$69,240	93%
Medical Records and Health Information Technicians	220	\$34,670	\$41,460	84%
IT Operations				
Computer and Information Systems Managers	100	\$112,860	\$145,740	77%
Computer Programmers	60	\$65,120	\$85,180	76%
Software Developers, Applications	110	\$72,120	\$104,300	69%
Network and Computer Systems Administrators	170	\$67,600	\$84,500	80%

*MSA-St. Lucie and Martin County
Source: US Bureau of Labor Statistics, April 2019
www.bls.gov/oes

TAX CLIMATE

Florida's stable and highly favorable tax climate provides advantages that make a Florida location profitable for every type of business. Progressive legislation also ensures that Florida remains a worldwide hub for new and expanding businesses.

STATE OF FLORIDA

- State Personal Income Tax: None
- State Corporate Income Tax: 5.5% with credits for job growth, R&D and investment.
- State Sales Tax: 6% with a local additional sales tax of 1%

ST. LUCIE COUNTY, FORT PIERCE AND PORT ST. LUCIE

Local Property Tax Rate per \$1,000 assessed value.

The millage rates are detailed in the table below:

Ad Valorem	City of Port St. Lucie	City of Ft. Pierce	County
County Parks and Public Transit	0.3582	0.3582	0.3582
Storm Water Management and Erosion	0.0925	0.0925	0.4422
Law Enforcement and Judicial System	3.4538	3.4538	3.4538
School System	6.8115	6.8115	6.8115
County Revenue Fund	4.1077	4.1077	4.1077
Municipality Specific	6.300	6.9000	1.6440
Fire District	3.0000	3.0000	3.0000
Water Management and Mosquito Control	0.5100	0.5100	0.5100
FL Inland Navigation and Port Bond	0.0320	0.0320	0.0320
Total Millage	24.6657	25.2657	20.0097

2018 Tax Rate. Source: St. Lucie County Property Appraiser

The State of Florida is ranked 4th best overall in a favorable tax climate by the Tax Foundation.



INCENTIVES

New or expanding businesses in selected targeted industries or corporate headquarters may be eligible for incentives. For more detail on State incentives eligibility, please visit Enterprise Florida's website www.eflorida.com.

ST. LUCIE COUNTY

Job Growth Investment Grant – St. Lucie County offers this job-creating grant for existing and new businesses in targeted industries. The Board of County Commissioners may grant awards in the range of \$1,500 plus bonuses per new job, with a minimum of 10 new jobs created.

Ad Valorem Tax Exemption – The County offers an Ad Valorem Tax Exemption for existing or new business expansions in targeted industries that create new jobs. This exemption is applied to improvements that a business makes to its property such as a new building or equipment purchased in connection with relocating or expanding.

Expedited Site Plan Review and Fast Track Permitting – Expedited site plan review and fast track permitting is available through the Planning & Development Services Department for proposed new and expanding businesses in targeted industries that create long-term jobs within the County.

Impact Fee Mitigation – Mitigation of County imposed impact fees are also available for targeted industries. This includes reduced and waived fees based upon the number of jobs created, average wage and the amount of capital investment.

City of Fort Pierce incentives are available to new or expanding businesses identified on the City's targeted industry list that create long term jobs and capital investment within the City. Incentives may include Ad Valorem Tax Exemptions, impact fee waiver, expedited site plan review and fast track permitting. Retail and residential development are not eligible.

City of Port St. Lucie incentives are available to new or expanding existing businesses that are identified on the City's targeted industry list. Such incentives include Ad Valorem Tax Exemption, impact fee mitigation, expedited site plan review and fast track permitting. Retail and residential development are not eligible.

STATE INCENTIVES

Qualified Target Industry Tax Refund (QTI) – Applicants who create jobs in Florida may receive tax refunds of \$3,000 to \$5,000 per net new Florida full-time equivalent job created.

Workforce Training Incentives

Quick Response Training (QRT) – Offers reimbursement to relocating or expanding businesses for expenses related to training new employees.

Incumbent Worker Training Program (IWT) - A program that provides training to currently employed workers to keep Florida's workforce competitive in a global economy and to retain existing businesses.

UTILITY INCENTIVES

Florida Power and Light and Fort Pierce Utilities Authority offer electric economic development rates for new or expanding businesses. FPUA also offers financial assistance programs for wastewater connectivity.

The Economic Development Council stands ready to assist with information and incentives eligibility for your relocation and expansions.

EDUCATION



From public and private pre-K through high school, to magnet schools and charter schools, to vocational training and post-secondary education, St. Lucie is ready and able to train and educate the workforce you need for your business and its future growth and success.

Florida's growing public school system is leading the nation in prioritizing and raising student achievement. With a focus on academic excellence and achievement, here are some facts about St. Lucie's Public school system:

Number of students enrolled for 2018/2019	39,500
Graduation rate	91.8%
The number of A- and B-rated traditional public schools. The St. Lucie School District has a B-rating	66% (25)
Traditional public schools serving K-8 students	36
Number of high schools	6
Non-traditional schools serving students in elementary through high school	6

Career & Technical Education (CTE) programs offer students the opportunity to achieve industry-recognized certifications, work-based learning experiences, and articulated college credits. CTE helps students gain the technical skills, rigorous academic foundation, and real-world experience needed for post-secondary education and a high-skill, high-wage, high-demand career.

Number of students enrolled in CTE	8,665
Number of certifications	57

We invite you to take a closer look at St. Lucie Public Schools, test scores, school ratings, students' accomplishments and celebrated teachers. www.stlucie.k12.fl.us

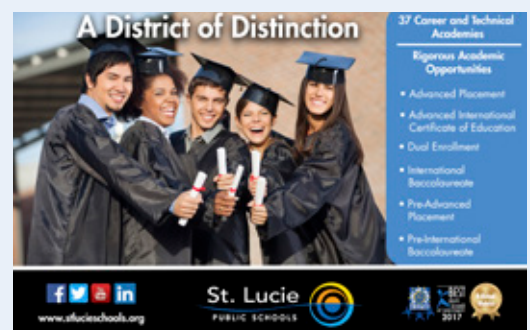
With over 5,400 employees, St. Lucie Public Schools (SLPS) was recognized as one of St. Lucie County's Best Places to Work by St. Lucie County Human Resources Association, November 2018.

"The new retention and recruitment model we now use has transformed our human resources department from a compliance machine to a strategic force in K-12 education." Director of Human Resources Dr. Rafael Sanchez added, "The HR retention and recruitment model is unique and unlike any model currently used in public education today."

Private Schools

- St. Lucie County is host to 25 private schools serving all grades extending from pre-K to high school
- More than 4,800 students in the area are currently enrolled in these schools
- The average student teacher ratio is 12:1
- More than 3/4 of St. Lucie private schools are religiously affiliated.

**source privateschoolreview.com*



Attractor Programs

Each of our high schools offer Advanced Placement (AP) courses. These are rigorous courses that meet national college standards. Students may also take Dual Enrollment classes through Indian River State College, which allows students to earn college credit that is tuition-free.

International Baccalaureate (IB) IB is a prestigious pre-university course of study. IB meets the needs of highly motivated and academically-inclined secondary school students. Lincoln Park Academy is one of nine public schools in Florida that offers the IB Program from grades 6-12.

Marine and Oceanographic Academy (MOA) - The MOA program is located on the campus of Florida Atlantic University's world renowned Harbor Branch Oceanographic Institution for students interested in marine biology.

Aerospace and Engineering Academy - This unique program is the result of a partnership with one of the world's oldest, largest and most prestigious universities specializing in aviation and aerospace, Embry Riddle Aeronautical University.

Agriscience Academy - This program teaches agricultural sciences, natural resources, land management, and the 21st Century tools and technologies used in the field. The curriculum includes horticulture, livestock management, agricultural science, and more through hands-on experiences at our own agriculture facility.

Veterinary Science Academy - This program combines classroom lessons with hands-on experiences in a state-of-the-art veterinary hospital lab. Students receive on-the-job training at the Doggy Day Care where obedience training, positive playtime, socialization, potty-time, and grooming are coordinated in a clinical setting.

Dual Enrollment is an advanced academic program that allows students to earn college credits towards a degree or certificate at Indian River State College starting the summer before their junior year.

Advanced International Certificate of Education (AICE) - The Advanced International Certificate of Education (AICE) program is an innovative and accelerated method of academic study and curriculum is overseen by the University of Cambridge, designed specifically to prepare for advanced degree programs.

Thirty-seven CTE academies include:

1. 3D Animation
2. Accounting Operations
3. Advanced Manufacturing Technology
4. Aerospace Technologies
5. Agritechology
6. Allied Health
7. Applied Cybersecurity
8. Automotive Maintenance & Light Repair
9. Carpentry
10. Computer Science
11. Criminal Justice
12. Culinary Arts
13. Digital Design
14. Digital Media / Multimedia Design
15. Digital Video Production
16. Early Childhood Education
17. Engineering Technology
18. Emerging Technology in Business
19. Exercise Science
20. Fashion Marketing
21. Finance
22. Game Simulation / Animation / Visual Design
23. Health Unit Coordinator
24. Industrial Biotechnology
25. International Business
26. Java Development and Programming
27. Microsoft Academy
28. Networking
29. Oracle Database / Programming
30. Pharmacy Technician
31. Project Lead the Way / Biomedical Sciences
32. Robotics
33. Sports Recreation and Entertainment Marketing
34. Teacher Assisting
35. Technical Design
36. Veterinary Technology
37. Web Development

A DISTRICT OF DISTINCTION BY THE NUMBERS



Graduation rate
up 5.2%
over the last
year and
up 27%
over the last
8 years



Highest graduation
rate on the
Treasure Coast
at **91.8%**



52 Countries and
49 Languages
spoken in schools



5,400
Staff

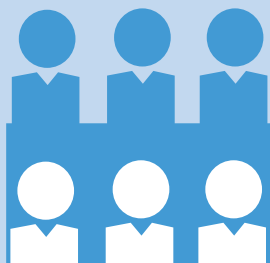


**Aeronautical
attractor
program**

at Fort Pierce Central
High School
in partnership with
Embry Riddle University



37
Career and
Technical
Academies



39,500
Students



Lincoln Park Academy
in Fort Pierce ranked as
Best High School
by *U.S. News*

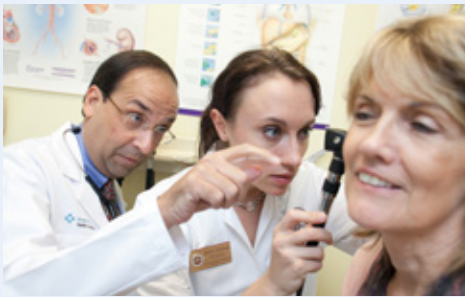
MAJOR COLLEGES AND UNIVERSITIES

There are seven major educational institutions that are accessible to the region and engage in a wide variety of academic programs.



Indian River State College is a public, comprehensive college serving Florida's Treasure Coast with campuses in Fort Pierce, Port St. Lucie, Okeechobee, Stuart and Vero Beach. IRSC has earned a national reputation for quality, innovation and responsiveness to community needs, inspiring over 30,000 people to enroll in courses annually.

Every aspect of IRSC is focused on student success with small classes, one-stop student services, convenient campuses and online programs, and guided pathways that lead to seamless transfer or employment. For its commitment to student success, Indian River State College was recently presented with the 2019 Aspen Prize, a prestigious honor



Florida State University College of Medicine, located on IRSC's main campus in Fort Pierce, provides third- and fourth-year clinical training.

recognizing the institution as the 'Top College in the Nation.' IRSC also continues to be ranked as one of the most affordable public colleges in the nation by the U.S. Department of Education's Center for College Transparency and Affordability

IRSC offers 150 programs leading to Bachelor's Degrees, Associate Degrees, Technical Certificates and Applied Technology Diplomas. The institution has earned recognition for excellence in education both statewide and nationally and promotes initiatives such as STEM-related education, entrepreneurship, corporate training and free business assistance. IRSC is also home to two National Science Foundation (NSF) Regional Centers - Nuclear Education & Training (RC-NET) and Laser & Fiber Optics Education (LASER-TEC).

Florida State University College of Medicine provides third- and fourth- year clinical training through affiliations with local physicians, ambulatory care facilities and hospitals. Clerkship directors from the Treasure Coast area direct the students' rotations in family medicine, internal medicine, pediatrics, surgery, obstetrics-gynecology, psychiatry, geriatrics and emergency medicine. The regional medical school campus is located on the Indian River State College main campus.

The University of Central Florida in Orlando has over 59,000 students - the second largest university enrollment in North America. Each year UCF graduates over 1,000 engineers in multiple disciplines, over 3,000 business-related majors, and over 600 biology/biomedical majors. The school has strong ties to the aerospace industry with research in areas such as simulation and training, photonics, lasers and optics, materials and nanotechnology, and biomedical sciences.

The Florida Institute of Technology in nearby Melbourne has a primary focus on engineering and selected sciences and supports research in both ocean and aerospace engineering.

Florida Atlantic University has 30,000 students with its main campus in Boca Raton. It operates the renowned Harbor Branch Oceanographic Institution in St. Lucie County. The university is engaged in substantial research related to the marine environment, ocean engineering and the resources and benefits that can be derived from the ocean.



Degrees offered by **Keiser University** are strategically aligned with the needs of Florida's and the global economies.

The University of Miami located in Coral Gables with over 15,000 students has a strong focus on research. U.S. News and World Report have ranked the undergraduate program and Leonard M. Miller School of Medicine in the top 50. The \$350 million research and development budget supports many different areas such as marine and atmospheric sciences as well as the stem cell institute.

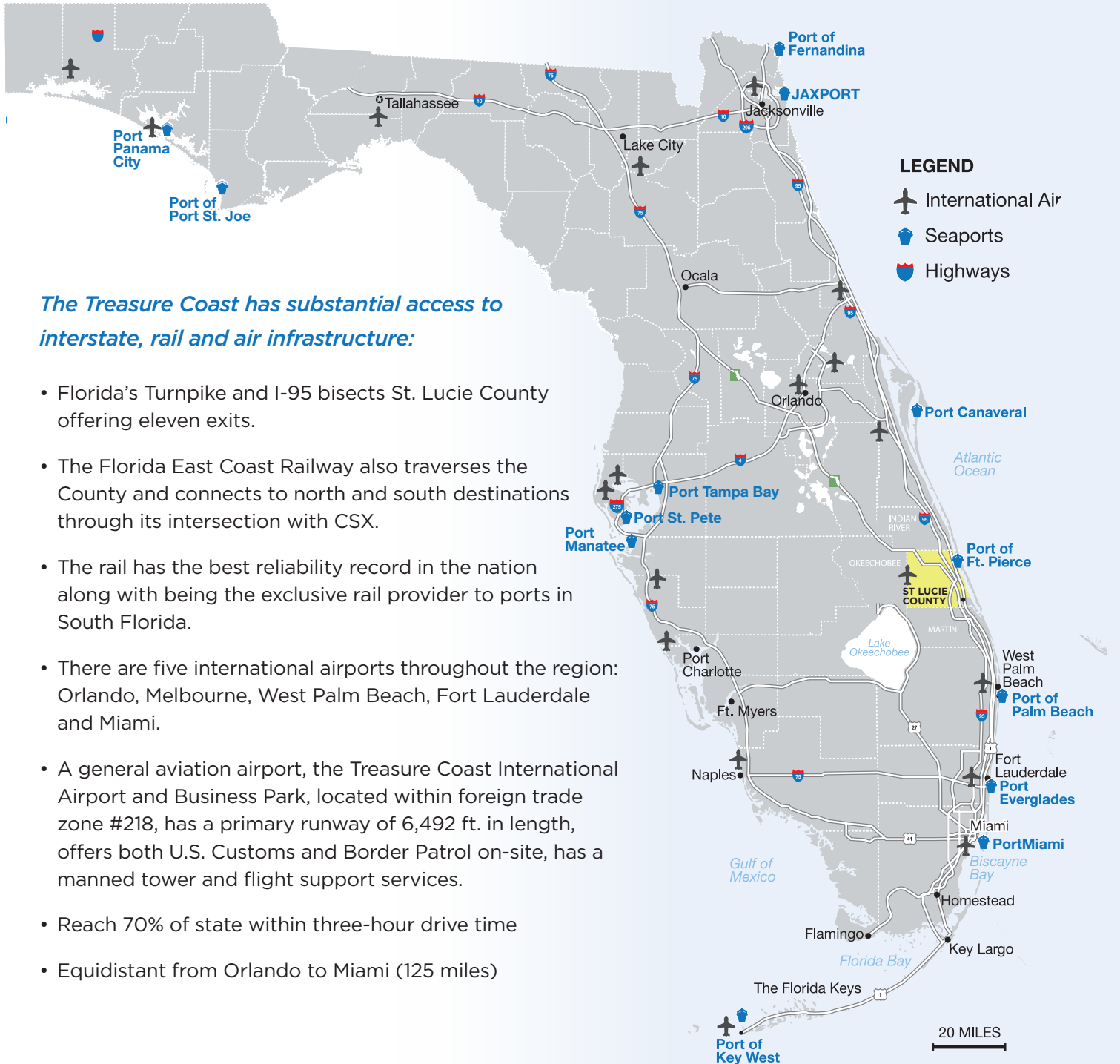
The Florida International University is committed to entrepreneurship, innovation and creativity. The public research university prepares its students for a global career. The research facilities available span to all areas of study such as advanced material engineering, geographic information systems and ecotoxicology. Masters and doctoral programs are available in many different areas allowing for advanced education.



For over 40 years, **Keiser University** has been a trusted educational resource for Florida's leading industries. With customized and innovative education programs, Keiser University will quickly adapt to meet your unique and evolving employment demands. The Associates through Doctoral degrees offered by Keiser University are strategically aligned with the needs of Florida's and the global economies.

The University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) is a federal, state, and county partnership dedicated to developing knowledge in agriculture, human and natural resources, and the life sciences and to making that knowledge accessible to sustain and enhance the quality of human life. UF/IFAS Extension provides classes, computer networking, consultations, demonstrations, educational materials, field days, meetings and workshops to the Florida public through county Extension offices.

TRANSPORTATION



UTILITIES

ELECTRIC

Florida Power and Light

Contact: Crystal Stiles, *Manager, Economic Development*
(561) 694-4112 <https://www.fpl.com/rates.html>

Fort Pierce Utilities Authority

Contact: Paul Jakubczak, PE, *Director of Electric and Gas Systems*
(772) 466-1600 x 6400 <https://www.fpu.com>

WATER / SEWER

Fort Pierce Utilities Authority

Contact: Bo Hutchinson, PE, *Director Water/Wastewater Systems*
(772) 466-1600 x 3480 <https://www.fpu.com>

City of Port St. Lucie

Contact: Laney Southerly, *Utility Engineering Manager*
772) 873-6400 <https://utility.cityofpsl.com>

St. Lucie West Services District

Contact: Dennis Pickle, *District Manager*
(772) 340-0220 x 103 <https://www.slwsd.org>

St. Lucie County

Contact: Ron Roberts, *Utility Engineering Manager*
772) 462-1846 <https://www.stlucieco.gov/departments-services/a-z/utilities>

NATURAL GAS

Florida City Gas

Forrest Smalley, *Senior Account Executive*
(786) 459-3655 <https://www.floridacitygas.com/business>

Fort Pierce Utilities Authority

Contact: Paul Jakubczak, PE, *Director of Electric and Gas Systems*
(772) 466-1600 x 6400 <https://www.fpu.com>

TELECOM

AT&T (DSL/ Internet service provider)
www.att.com

Comcast Cable/ high speed internet

Contact: Neil Morgan, *Senior Sales Account Executive*
(772) 539-2261 <http://business.comcast.com>

FPUA.net, Div. of FPUA

(fiber optics, high speed Internet)
Contact: David Green, *Manager*
(772) 468-1698 <http://www.fpuanet.net>

Blue Stream (cable/ high speed Internet)

Customer Service: (772) 345-6000 <https://www.htcplus.net/business>



HOUSING

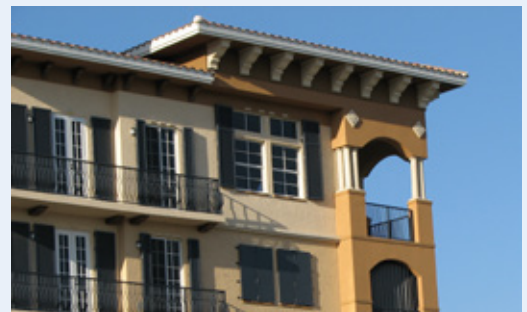
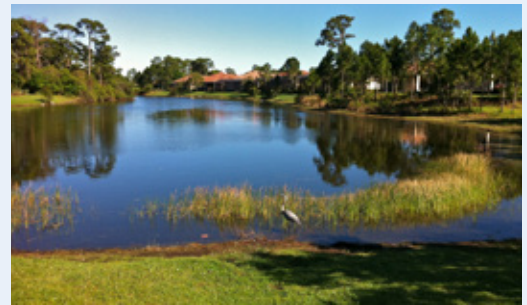
Housing in St. Lucie County is more affordable than in many communities in South Florida. The lifestyle possibilities are endless, from waterfront properties, to single family homes in a preserve or master-planned communities, to high-rise condos, St. Lucie County has multiple options to call home.

For more information on housing in St. Lucie County, visit <https://rapbgflrmerge.com/market>

St. Lucie County Housing Market Summary

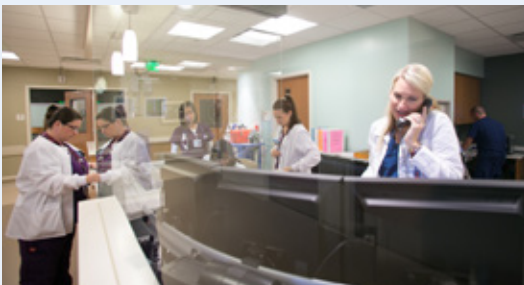
Single Family Home	June 2019	June 2018	% Change
Closed Sales	542	477	13.6%
Closed Sales (Paid in Cash)	116	111	4.5%
Median Sales Price	\$234,995	\$224,750	4.6%
Median % Original List Price Received	96.4%	96.9%	-0.5%
Median Days to Contract	49	37	32.4%
Inventory (Active Listings)	1827	1,514	20.7%
Months Supply of Inventory	4.0	3.3	21.2%
Townhouses/Condos			
Closed Sales	104	109	-4.6%
Closed Sales (Paid in Cash)	63	61	3.3%
Median Sales Price	\$175,500	\$159,000	10.4%
Median % Original List Price Received	94.1	95.5	-1.5%
Median Days to Contract	44	45	-4.3%
Inventory (Active Listings)	545	524	4.0%
Months Supply of Inventory	5.4	5.3	3.8%

Source: REALTORS® of the Palm Beaches & Greater Fort Lauderdale, July 2019



HEALTH CARE

St. Lucie County is served by an exceptional array of health care providers including five hospitals as well as a variety of other medical and health related services:



Cleveland Clinic Martin Health is a nonprofit community-based healthcare organization with three acute care hospitals: Cleveland Clinic Martin North Hospital and Cleveland Clinic Martin South Hospital in Stuart, and Cleveland Clinic Tradition Hospital in Port St. Lucie. Together, these three hospitals have 521 beds.

- In addition to acute hospital care, Cleveland Clinic Martin Health provides preventive, primary and acute hospital care, as well as cancer care, a heart center, wellness and rehabilitation services, and much more.
- Cleveland Clinic Martin Health has received numerous awards and has been accredited by The Joint Commission, one of the most respected accreditations in the world.

Cleveland Clinic Tradition Hospital

- State-of-the-art acute care facility in Port St. Lucie with 177 private rooms. Services include intensive care, labor and delivery, neonatal intensive care, general and specialized surgery, inpatient oncology, diagnostic imaging, MRI, CT, GI/ endoscopy, and laboratory services.
- The emergency department has 27 private beds and an 18-bed observation unit designed to improve the flow of emergency patients who require an extended or overnight stay.
- In 2017, the hospital added a state-of-the-art interventional lab for cardiac catheterization, interventional radiology and vascular procedures.
- Two medical office buildings are on the campus of Tradition Hospital. HealthPark One and HealthPark Two offer convenient access to a variety of medical specialties, an outpatient surgery center and retail pharmacy.



Multiple walk-in clinics and urgent care centers, assisted living facilities, mental health services, nearly 500 physicians and 75 dentists serve St. Lucie County.

Lawnwood Regional Medical Center & Heart Institute (part of HCA East Florida)

- A 380-bed acute care hospital, home of the Treasure Coast Level II Trauma Center.
- Specialty services include a full range of cardiac care from diagnostics to open-heart surgery, Pediatric Intensive Care Unit, Inpatient Behavioral Health, an Inpatient Physical Rehabilitation Center as well as the only Mazor Robotics Program that provides highly-accurate, minimally-invasive surgery for complex spinal cases.
- A Level III Neonatal Intensive Care Unit and Pediatric ER provides for the smallest and the sickest children, offering quality, child-friendly care, close to home.
- A 12-bed adolescent behavioral health unit.
- Lawnwood is accredited by The Joint Commission and designated as a Top Performer, the only Certified Comprehensive Stroke Center and CARF Accreditation on the Treasure Coast.

St. Lucie Medical Center (part of HCA East Florida)

- A 229-bed hospital offering a full range of acute care services, including rehabilitation, obstetrics, inpatient and outpatient surgery and services including Mazor Robotic Surgery for minimally-invasive surgery procedures. Its Orthopedic Center of Excellence is considered one of the best in the country for joint replacement.
- The hospital has a 24/7 senior-friendly emergency room and a fast-track program and a fully-functioning offsite emergency room at Darwin Square. SLMC's imaging department provides the latest technology for diagnosis and treatment. Certified specialists staff its comprehensive lymphedema program. The Wound Care Center has experienced doctors and nurses that use the most advanced medical research and technology in all areas of wound management.
- St. Lucie Medical Center is accredited by The Joint Commission and designated as a Top Performer, a Certified Primary Stroke Center and is the only Chest Pain accredited facility on the Treasure Coast. They are also one of the first hospitals to receive the Blue Distinction® Center+ for Maternity Care.

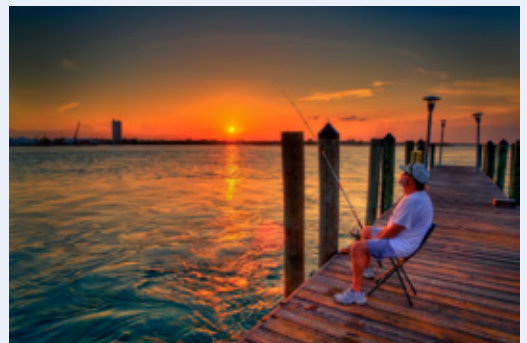
QUALITY OF LIFE & AMENITIES

- With an average temperature of 74°F and sunny skies nearly 80% of the time, residents and visitors can enjoy an abundance of environmental, recreational and cultural activities all year long in our tropical, south Florida, coastal community.
- The county is home to the historic City of Fort Pierce, the vibrant City of Port St. Lucie and the breathtaking beaches of Hutchinson Island.
- In an increasingly globalized economy where people have more choices than ever before as to where they will live and work, we believe St. Lucie County is one of the highest-quality, most livable and welcoming communities in all of Florida.



Water, Water Everywhere: Beaches, Parks and Preserves

St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. Whether cruising on a yacht through the Fort Pierce Inlet to the Atlantic Ocean, diving natural and artificial reefs, kayaking or paddle boarding through mangrove tunnels or surfing, there is no shortage of ways to enjoy the water. Our many public marinas and boat ramps provide easy access. Anglers come from the world over to enjoy inshore and offshore fishing from charters at the Fort Pierce City Marina and other local marinas.





Arts & Culture

St. Lucie takes pride in preserving and promoting the arts. From the National Navy UDT-SEAL Museum, to the Zora Neale Hurston and A. E. “Beanie” Backus Highwayman museums to botanical gardens and performing arts venues in our historic downtown Fort Pierce, St. Lucie has a wide array of arts and cultural amenities to enjoy.

Golf

The area boasts more than 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. The PGA Golf Club located in Port St. Lucie is ranked among the ‘75 Best Golf Resorts’ by Golf Digest, is a global golf destination.

Baseball

America’s favorite pastime is enjoyed at the state-of-the-art First Data Field in Port St. Lucie – the Spring training home of the New York Mets. Minor league baseball is also in full-swing during the summer months, when residents and visitors can enjoy watching the St. Lucie Mets (the high class-A minor league affiliate of the NY Mets) play against other teams.



CONTACT

The Economic Development Council of St. Lucie County, Inc. (EDC) is a private, not-for-profit corporation dedicated to the promotion of economic vitality in our community. Working in concert with local governments and business partners, the EDC's core mission is to attract, expand and retain businesses that create higher-paying jobs, broaden the tax base and improve our "economic quality of life." Whether you are new to St. Lucie County or already established, the EDC stands ready to help you take your business to the next level.

The Economic Development Council of St. Lucie County is uniquely positioned to help your business take full advantage and leverage all resources available to you. Our services include help with permitting, incentive funding assistance, workforce development, site selection, and connections to public/private resources. This information and assistance is offered to decision-makers and consultants representing large and small, domestic and international businesses.

Let us know if you are interested in seeing for yourself all that St. Lucie County has to offer. The first step is to contact us to arrange a personal site visit.

www.youredc.com

For additional details, contact:

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