St. Lucie County

Small County LARGE ASPIRATIONS

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What is St Lucie County?

The heart of the TREASURE COAST
St Lucie County

- Before discussing the future, let’s review the past
  - 1980 Census – 87,182
  - Largely agriculture and ranching based economy
    - 108,000 acres of citrus in 1994 – 32 million boxes
  - General Development’s Port St Lucie – 14,690
St Lucie County – Today

- 2016 BEBR estimate – 292,826
- Port St Lucie = 178,000
  - 3rd largest city in SE Florida
- Ag has declined – construction and services have expanded
  - 2005, 65,000 acres of citrus
  - Currently, 32,000 acres of abandoned citrus groves
  - Row crops like corn
- The County expects to add 71,000 by 2025
- PSL expects to be 450,000 by 2060!
- Hangover of Economic Development failures
The St Lucie Model

- Great Recession really damaged the economy
- Fostered collaboration focused on job creation
- New leadership, new opportunity
  - Enormous culture shift
- EDC, Chamber, local gov’ts, IRSC, business, schools community focused on expanding the economy
- Focus on growing assets – Airport, Port, manufacturing and export economy
What does SLC look like in 20 years?

- Growth is a given on the northern end of SE Florida
  - Dade, Broward, Palm Beach wave has been moving north for a couple decades
- 80,000 entitled lots in PSL
- Huge undeveloped acreage in western county with few impediments – 1 unit per 5 acres
- Low rise, low density sprawl seems inevitable – until the costs of that development are considered
  - On top of $1.2 billion infrastructure backlog
20-years out?

- Treasure Coasters love low-rise, low density
- Seen as antidote to high-rise, high density south
- PSL is geared to grow low and sprawling
- SLC easy to get to and easy to get around
- Market forces must change substantially for the development pattern to change
- SLC has been innovative - new urbanism, transfer of development rights, western lands planning, VMT, Towns, Villages & Countryside
New direction?

- Can the collaborative model work for large land use issues?
- Will infrastructure cost change the market?
- Are current tools sufficient?
  - We’ve used them all to varying success
- How do we incent a different pattern?
- Utilities/Solid Waste Collection
- We’re open to innovation, especially if impacts of growth reduce quality of life
Thanks!