


# ECONOMIC DEVELOPMENT

# 8

CHARTING
PORT ST. LUCIE

## GOALS, OBJECTIVES, & POLICIES

**September 28, 2026**

# GOAL 8.1. ECONOMIC COORDINATION

The City shall support and promote balanced and sustainable economic development as part of an overall strategy through coordination with state, regional agencies, and private sector partners to enhance quality of life and global competitiveness.

| OBJECTIVE 8.1.1. | COORDINATION |
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| | The City shall coordinate and partner with governmental agencies, economic development organizations, and private sector entities to develop and implement comprehensive Economic Development strategies |

**Policy 8.1.1.1.** The City shall maintain an inventory of commercial and industrially zoned lands to locate appropriate areas for development and contribute to produce county-wide economic development planning efforts.

**Policy 8.1.1.2.** The City shall coordinate with St. Lucie County, the Economic Development Council of St. Lucie County and the St. Lucie County Chamber of Commerce to develop strategies that meet economic diversification needs of the community with an emphasis on job creation, wage growth, workforce development, and capital investment.

**Policy 8.1.1.3.** The City shall work with the Economic Development Council of St. Lucie County, which will act as the liaison to coordinate all state and federal incentive programs on behalf of companies locating or expanding in the City.

**Policy 8.1.1.4.** The City shall initiate and support efforts to obtain grant monies and other resources for local economic development and workforce development initiatives that increase employment opportunities and remove barriers to workforce participation.

**Policy 8.1.1.5.** The City shall continue participation in regional economic development activities including the CareerSource Research Coast and other multi-jurisdictional partnerships that promote economic growth.

**Policy 8.1.1.6.** The City should seek to coordinate, where appropriate, City investment in utilities, transportation, and other public facilities with business, employment, and economic development opportunities to maximize return on public investment.

# GOAL 8.2. BUSINESS RETENTION AND ATTRACTION

The City shall support the retention and growth of existing businesses while actively attracting new commercial and industrial businesses.

## OBJECTIVE 8.2.1. PLANNING FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The City shall plan for commercial and industrial development through strategic land use designations, employment corridor development, and infrastructure investment to support retention of existing businesses and attraction of new businesses.

**Policy 8.2.1.1.** The City shall allocate an appropriate quantity of land on the Future Land Use Map suitable for commercial and industrial development with consideration for:

- Proximity to reliable transportation networks
- Access to adequate infrastructure (water, wastewater, electricity, gas, telecom)
- Compatibility with surrounding land uses
- Environmental constraints and opportunities
- Workforce accessibility

**Policy 8.2.1.2.** The City should prioritize the development of sites with high visibility and direct access to major transportation corridors for targeted industries and uses that encourage job creation.

**Policy 8.2.1.3.** The City shall give high priority to retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

**Policy 8.2.1.4.** The City should encourage designation and preservation of industrial land for industrial uses.

**Policy 8.2.1.5.** The City shall promote infill development and redevelopment of underutilized commercial and industrial sites to maximize use of existing infrastructure and reduce urban sprawl.

**Policy 8.2.1.6.** The City shall support development patterns within employment corridors that encourage:

- Mixed-use development where appropriate
- Mobility-oriented design
- Shared parking and infrastructure
- Supporting retail and service uses

**Policy 8.2.1.7.** The City shall coordinate with regional business partners to promote employment corridors as economic development assets with multi-jurisdictional benefits.

**Policy 8.2.1.8.** The City shall support the County's EDC to ensure that the Business Retention and Expansion Program is focused on supporting existing businesses through regular outreach, surveys, and direct engagement.

**Policy 8.2.1.9.** The City shall consider prioritizing the use of economic development incentives for the retention and expansion of existing businesses.

# GOAL 8.3. TARGETED INDUSTRY DEVELOPMENT AND ECONOMIC DIVERSIFICATION

The City shall diversify the economic base by targeting industries that provide high-wage, high-skill employment opportunities aligned with regional competitive advantages and workforce capabilities.

## OBJECTIVE 8.3.1. STRATEGIC INDUSTRY TARGETING

The City shall target specific industries that align with regional strengths, offer quality employment opportunities, and support long-term sustainable economic growth

**Policy 8.3.1.1.** The City shall prioritize attraction and support of the targeted industries identified in Appendix "A."

**Policy 8.3.1.2.** The City shall encourage development of targeted industries that meet the following criteria:

- Pay higher than average wage levels
- Bring new capital into the economy with positive multiplier effects
- Have strong prospects for future growth
- Support development of industry clusters
- Diversify the regional economic base
- Provide opportunities for career advancement

**Policy 8.3.1.3.** The City may regularly review and update the targeted industry list with its economic development partners based on economic trends, workforce capabilities, infrastructure capacity, and regional competitive advantages

**Policy 8.3.1.4.** The City will support and promote the "Jobs Corridor" area along the west side of I-95 from the Crosstown Parkway Interchange to the county line on the south end in the vicinity of the Becker Road Interchange. The area will be recognized as an employment center.

**Policy 8.3.1.5.** RESERVED

**Policy 8.3.1.6.** RESERVED

**Policy 8.3.1.7.** The City shall consider changes to its Land Development Regulations to provide for a wide range of uses in commercial areas that contribute to the City's total employment base, provide the goods and services needed by the City's residents and promote the retention and expansion of businesses and attractions in the City's commercial areas.

**Policy 8.3.1.8.** In order to enhance current investments in the City and to maintain and improve existing structures, the City shall consider allowing modifications to standards for required off-street parking, based on the anticipated use of the facility, size of meeting or assembly areas, hours of use, anticipated effects of parking on adjacent businesses and surrounding community, access to public transportation and carpools, and other considerations of need and impact.

**Policy 8.3.1.9.** The City shall review and amend the Land Development Regulations to ensure it allows suitable home-based businesses. In accordance with Florida Statute §559.955.

| OBJECTIVE 8.3.2. | **TOURISM**<br>The City shall continue to enhance local attractions and recreational facilities to promote tourism and quality of life. |
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**Policy 8.3.2.1.** The City shall continue to promote tourism and recreation based upon the City's natural resources.

**Policy 8.3.2.2.** The City shall continue to promote passive recreational activities by continuing to protect natural preserves and the North Fork of the St. Lucie River.

**Policy 8.3.2.3.** The City shall continue to coordinate with the St. Lucie County Tourism office to promote tourism in the City.

**Policy 8.3.2.4.** The City shall continue to support arts and culture as a core component to the economic health of the City.

**Policy 8.3.2.5.** All new development shall continue to provide public art or pay fees in lieu of for the Port St. Lucie community.

| OBJECTIVE 8.3.3. | **ECONOMIC CLUSTER DEVELOPMENT**<br>The City shall encourage development of industry clusters that benefit from proximity to related businesses, shared workforce, and supporting infrastructure. |
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**Policy 8.3.3.1.** The City shall identify and support development of economic clusters in appropriate locations, including technology, marine industries, healthcare/life sciences, and advanced manufacturing.

**Policy 8.3.3.2.** The City shall coordinate with research institutions, including FIU's Center for Translational Science and Cleveland Clinic's Florida Research & Innovation Center, to support clustering of research and development activities and technology commercialization.

**Policy 8.3.3.3.** The City shall support development of business incubators, innovation centers, and co-working spaces that facilitate entrepreneurship and cluster formation.

**Policy 8.3.3.4.** The City shall encourage development of supporting services and amenities that enhance cluster competitiveness, including specialized suppliers, professional services, and workforce training facilities.

| OBJECTIVE 8.3.4. | **WORKFORCE AND SMALL BUSINESS DEVELOPMENT**<br>The City shall support programming for workforce and small business development. |
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**Policy 8.3.4.1.** The City shall continue to provide assistance to small-business owners in navigating the development and permitting process.

**Policy 8.3.4.2.** The City shall continue to work with educational partners to ensure there are appropriate educational opportunities, job skills programs, and facilities to meet business and industry needs.

**Policy 8.3.4.3.** The City shall continue to support local business by giving preference to Port St. Lucie businesses in the City's bid process.

**Policy 8.3.4.4.** The City shall continue to support New Business Training and other public outreach programs to support local small business creation.

**APPENDIX "A" PORT ST LUCIE'S TARGETED INDUSTRIES**

| Use | NAICS Code |
|---|---|
| **Manufacturing** | |
| Food & Beverage Products Manufacturing | 311, 312 |
| Textile Mills & Textile Product Mills | 313, 314 |
| Apparel Manufacturing | 315 |
| Wood & Paper Product Manufacturing | 321, 322 |
| Printing and Related Support Activities | 323 |
| Petroleum and Coal Products Manufacturing | 324 |
| Chemical & Pharmaceutical Manufacturing | 325 |
| Plastics & Rubber Products Manufacturing | 326 |
| Nonmetallic Mineral Product Manufacturing | 327 |
| Primary Metal Manufacturing | 331 |
| Fabricated Metal Manufacturing | 332 |
| Machinery Manufacturing | 333 |
| Computer and Electronic Product Manufacturing | 334 |
| Electronic Equipment, Appliance, and Component Manufacturing | 335 |
| Transportation Equipment Manufacturing (including Aerospace, Aviation, Boat & Marine) | 336 |
| Furniture and Related Product Manufacturing | 337 |
| Miscellaneous | 339 |
| **Energy & Renewables** | |
| Solar and Cell Manufacturing | 334413 |
| Biomass & Biofuels | 325193, 325199 |
| Fuel Cell & Hydrogen | 334413, 335999 |
| **Global Logistics** | |
| Wholesale Trade | 42 |
| Merchant Wholesalers, Durable Goods | 423 |
| Merchant Wholesalers, Nondurable Goods | 424 |
| Wholesale Electronic Markets and Agents and Brokers | 425 |
| Transportation and Warehousing | 48–49 |
| **Information Technology** | |
| Publishing Industries (Except Internet) | 511 |
| Motion Picture & Sound Recording Industries | 512 |
| Telecommunications | 517 |
| Data Processing, Hosting & Related Services | 518 |
| Other Information Services | 519 |
| **Finance & Insurance** | |

| Use | NAICS Code |
|---|---|
| Credit Intermediation and Related Activities | 522 |
| Securities, Commodities Contracts, and Other Financial Investments and Related Activities | 523 |
| Insurance Carriers and Related Activities | 524 |
| Funds, Trusts, and Other Financial Vehicles | 525 |
| **Professional, Scientific, & Technical Services** | |
| Computer Programming/Software and Computer System Design | 541511, 541513 |
| Management, Scientific & Technical Services | 5416 |
| Research & Development | 5417 |
| Testing Laboratories | 541380 |
| Simulation Training | 611420 |
| **Corporate Headquarters** | |
| Corporate, Subsidiary and Regional Management Offices | 551114 |
| **Other** | |
| Aquaculture | 112511, 112512, 112519 |
| Administrative Support Services | 561 |
| Professional Development & Management Training | 611430, 611710 |
| Space Research & Technology | 927 |
| Professional or Semiprofessional Sports Teams or Clubs | 711211 |

Note: Includes all industries listed under the expanded NAICS Codes for each industry included above, unless otherwise noted. All projects are evaluated on an individual basis, and therefore operating in a target industry does not automatically indicate eligibility. Other industries may be considered by the City Council if the company can improve the quality of life within the community by creating new jobs and/or high wages.