

# Comprehensive City Economic Development Overview

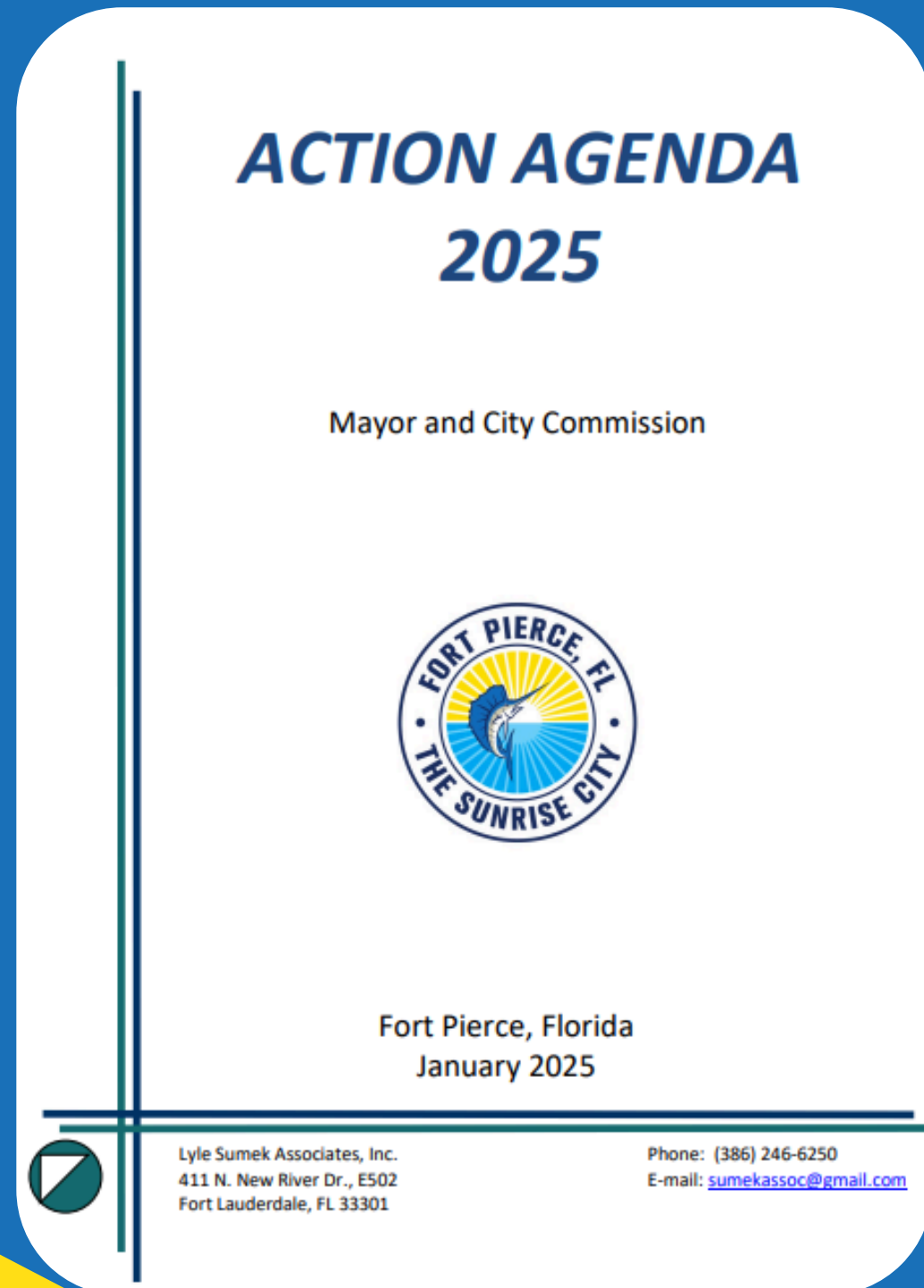
***Presentation, Discussion  
and Direction***



**City Commission Day Meeting  
December 8, 2025**



# Overview



01

Originates from an action item in the City's **Strategic Plan**.

02

Outlines **where we are today**: current conditions, active programs, and strategic priorities.

03

Establishes a foundation for discussion and direction on **next steps**.



# Current Conditions

01

## Diversified but Transitioning Economy

Fort Pierce has shifted from historic citrus and fishing roots to a mixed economy anchored by healthcare, government, marine manufacturing, education, tourism, and retail, with growing momentum in advanced manufacturing and marine sciences.

03

## Workforce and Income Challenges

Fort Pierce continues to experience higher unemployment than state averages, lower median incomes. High share of service-sector jobs create pressure for more higher-wage opportunities and stronger workforce pipelines.

02

## Major Employers Anchor Local Workforce

The city is supported by large institutional employers – St. Lucie Public Schools, Lawnwood Hospital, IRSC, Pursuit Boats and hundreds more across marine contractors, manufacturing firms, distribution center, and government agencies, creating a stable backbone and highlighting opportunities to grow higher-wage industries.

04

## Strategic Growth Areas

Key economic areas like Downtown/Marina, Lincoln Park, and Port Industrial areas, Kings Highway Jobs Corridor, and aging commercial corridors hold the greatest redevelopment potential.



# St. Lucie EDC Partnership

The City of Fort Pierce partners with the Economic Development Council of St. Lucie County (EDC) to implement coordinated economic development strategies. The EDC serves as the lead economic development organization for the region, providing:



- ✓ Business Attraction
- ✓ Business Retention and Expansion
- ✓ Workforce Development
- ✓ Research and Data
- ✓ Advocacy

**Other partner organizations for economic development support:**



# Fort Pierce Redevelopment Agency

The FPRA plays a vital role in advancing redevelopment, supporting business growth, and improving economic vitality for Fort Pierce.

- 1 Catalyzes Private Investment** through grants, impact fee assistance, and targeted tax increment revenue reinvestment that lower redevelopment barriers.
- 2 Delivers critical infrastructure** such as streets, utilities, stormwater, parking, and waterfront improvements that unlock development and support business growth.
- 3 Creates vibrant, attractive districts** through streetscape improvements, public art, wayfinding, microtransit, and community policing initiatives that increase safety mobility and foot traffic.
- 4 Leads major redevelopment initiatives** such as advancing Downtown Master Plan projects, producing a Lincoln Park Master Plan, and corridor reinvestment.
- 5 Activates underutilized properties** through acquisition, disposition, and strategic partnerships that convert stagnant sites into housing or revenue generating assets.



# Business Incentives

## Local

- Tax Abatement
- Impact Fee Mitigation
- Expedited Permitting
- Infrastructure Support
- FPRA Tools

## State & Regional

- Capital Investment Tax Credit
- Quick Response Training Grant
- Sales Tax Exemptions
- Brownfield Redevelopment Bonuses
- Foreign Trade Zone (FTZ 218)



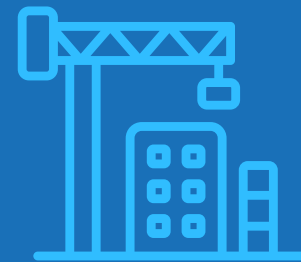
# Economic Development Priorities



**Jobs Corridor Development**



**Downtown Revitalization**



**Lincoln Park Investment**



**Port of Fort Pierce Growth**



**Small Business Support**



**Workforce Housing**



**Tourism & Branding**



# **Addition of an Economic Development Element to the City's Comprehensive Plan**

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# Evaluation and Appraisal Report

- 1 Compliance with State Law**
- 2 Assessment of Local Conditions**
- 3 Policy Alignment**
- 4 Community Engagement**
- 5 Strategic Updates**

# Data Collection

01

**Baseline Conditions**

02

**Existing Programs**

03

**Strategic Priorities**

04

**Element Components**

# Integration with the Comprehensive Plan

01

**Future Land Use Element** –  
land use designations

02

**Housing Element** –  
workforce housing

03

**Transportation** – access  
to jobs

04

**Infrastructure Element** –  
utilities and stormwater

# Element Components

## Goals and Objectives

- Promote a diversified, resilient economy.
- Increase higher-wage employment opportunities.
- Strengthen redevelopment corridors and districts.
- Support small businesses and entrepreneurs.
- Expand tourism and cultural branding.
- Ensure equitable access to workforce housing.

# Element Components

## Policies

- Incentivize redevelopment through FPRA tools and tax increment financing.
- Prioritize infrastructure investment in strategic growth areas.
- Collaborate with regional partners for workforce training and business attraction.
- Encourage mixed use development in Downtown and Lincoln Park.
- Expand tourism marketing campaigns tied to waterfront and cultural assets.

# Element Components

## Implementation

- Establish measurable performance indicators (job creation, wage growth, vacancy reduction).
- Create annual reporting mechanisms to track progress.
- Align capital improvement planning with economic development priorities.
- Pursue grants and state/federal funding for infrastructure and workforce programs.
- Foster public-private partnerships for redevelopment projects.

# Element Components

## Monitoring

- Annual review of economic indicators.
- Mid-term (5-year) evaluation of strategic priorities.
- Adjust policies based on changing market conditions and community needs.

# Discussion and Direction

