

July 23, 2025

Sent via Registered Mail

George Landry, County Administrator
St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing St. Lucie County ("County") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, “2025 Original Plan Amendment”). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the County with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the County with notice that they will be considering approval of the Agency’s continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

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Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

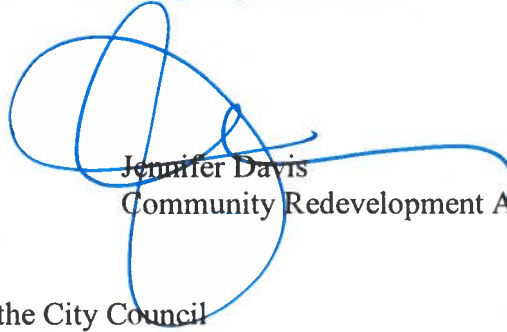
development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the County as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesus Merejo', with a stylized flourish at the end.

Jesus Merejo
City Manager
Director

A handwritten signature in blue ink, appearing to read 'Jennifer Davis', with a large, looping flourish.

Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Jeff Lee, Fire Chief
St. Lucie County Fire District
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983

Dear Chief Lee,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County Fire District ("Fire District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the Fire District with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the Fire District with notice that they will be considering approval of the Agency's continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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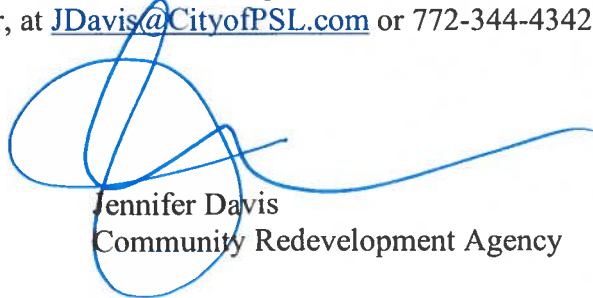
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If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,



Jesus Merejo
City Manager
Director



Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Dr. Jon R. Prince, Superintendent
St. Lucie County School District
9461 Brandywine Lane
Port St. Lucie, Florida 34986

Dear Dr. Prince,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the St. Lucie County School District ("School District") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

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The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the School District with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the School District with notice that they will be considering approval of the Agency’s continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

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development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible. We look forward to the continued collaboration with the School District as projects are brought forward for consideration.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,



Jesus Merejo
City Manager
Director



Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Sean Boyle, Chief Executive Officer
Children's Services Council
546 NW University Blvd., Suite 201
Port St. Lucie, Florida 34986

Dear Mr. Boyle,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Children's Services Council ("CSC") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

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If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,



Jesus Merejo
City Manager
Director



Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Janet Zimmerman, Executive Director
Florida Inland Navigation District
600 State Road 707, Unit C
Jupiter, Florida 33469

Dear Ms. Zimmerman,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the Florida Inland Navigation District ("FIND") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

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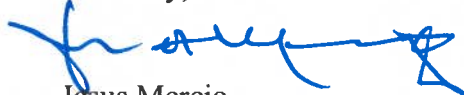
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Jesus Merejo
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Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney

July 23, 2025

Sent via Registered Mail

Chauncey Goss, Chairman
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

Dear Mr. Goss,

In accordance with Section 163.346, Florida Statutes, the City of Port St. Lucie ("City") and the Port St. Lucie Community Redevelopment Agency ("Agency") are providing the South Florida Water Management District ("SFWMD") with notice of a proposed amendment to the Original Community Redevelopment Area ("CRA") and East Lake Village Community Redevelopment Area Plan ("Revised Original CRA Plan").

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025** at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO RECOMMEND AND REQUEST THAT THE CITY OF PORT ST. LUCIE CITY COUNCIL APPROVE AN AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, and for **6:00 pm** or as closely thereafter as business permits, on **August 25, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE AMENDMENT AND EXTENSION OF THE REVISED ORIGINAL COMMUNITY REDEVELOPMENT AREA PLAN TO JUNE 11, 2055; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The purpose of the public hearings is to consider a proposed amendment which updates certain sections to extend the Revised Original CRA Plan to June 11, 2055, updates and/or removes

outdated data and text, clarifies desired uses, adds the Master Plan for Walton & One (formerly known as City Center), and other miscellaneous changes (collectively, “2025 Original Plan Amendment”). The proposed Ordinance for the 2025 Original Plan Amendment does not modify the boundaries of the Revised Original CRA Plan Area.

The Agency will consider a resolution to recommend the 2025 Original Plan Amendment to City Council pursuant to section 163.361, Florida Statutes. As noted, the 2025 Original Plan Amendment contains a recommendation to extend the plan. Pursuant to section 163.361(3)(a), Florida Statutes, the Agency is providing the SFWMD with the proposed modification in writing. The proposed 2025 Original Plan Amendment is enclosed for your review.

Additionally, the City and the Agency are providing the SFWMD with notice that they will be considering approval of the Agency’s continued existence and extension of the CRA from September 30, 2039, to June 11, 2055, pursuant to section 163.3755(1), Florida Statutes.

A Public Hearing will be conducted before the Port St. Lucie Community Redevelopment Agency of the City of Port St. Lucie at a meeting scheduled for **12:30 pm** or as closely thereafter as business permits, on **August 11, 2025**, at the City of Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

A RESOLUTION OF THE PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY TO REQUEST THE CITY OF PORT ST. LUCIE EXTEND THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

A Public Hearing will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for **1:00 pm** or as closely thereafter as business permits, on **August 11, 2025**, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES, FROM SEPTEMBER 30, 2039 TO JUNE 11, 2055, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Any interested person may attend the Public Hearings mentioned herein and be heard on any respective resolution and/or ordinance. The proposed resolutions and/or ordinances may be inspected by visiting the City’s website at <https://www.cityofpsl.com/Government/Your-City-Government/Departments/City-Clerk/Agendas-Meetings> or by visiting the City Clerk’s Office on Wednesday, Thursday, Friday, or Monday before City Council or CRA Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public preview.

Port St. Lucie is on the verge of attracting significant development projects which will be located within the Revised Original CRA area. Those projects will require joint ventures and investment of tax increment revenues for 20 to 30 years from the current date. The scope of the contemplated

development projects necessitates the City Council considering an extension of the Agency and Revised Original CRA Plan to make the projects financially feasible.

If you have any questions or require additional information, please contact Jennifer Davis, Community Redevelopment Agency Director, at JDavis@CityofPSL.com or 772-344-4342.

Sincerely,



Jesus Merejo
City Manager
Director



Jennifer Davis
Community Redevelopment Agency

cc: Honorable Mayor and members of the City Council
Richard Berrios, City Attorney