

RESOLUTION 25-CRA-02

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.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended (the “Redevelopment Act”), the City of Port St. Lucie (“City”) created the Port St. Lucie Community Redevelopment Agency (“Agency”) to undertake redevelopment within the corporate limits of the City; and

WHEREAS, in 2001, the City established the Agency with the adoption of Ordinance 01-01 to exercise redevelopment powers in community redevelopment areas established by the City pursuant to the Redevelopment Act; and

WHEREAS, one of the areas identified by the City was the Original CRA (“Original Area”); and

WHEREAS, on June 11, 2001, the City Council adopted Resolution 01-R27, which approved a community redevelopment plan for the Original Area in accordance with the Redevelopment Act (the “Original Plan”); and

WHEREAS, on June 11, 2001, the City Council also adopted Ordinance No. 1-23 establishing the Redevelopment Trust Fund (“Trust Fund”) for redevelopment within the Original Area through the Original Plan and it also set forth the tax increment revenue (“TIF”) to be deposited into the Trust Fund and applicable rates of such contributions by the applicable taxing authorities, among other specifics; and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R30, which found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in the Lentz Grove Property, and that the Lentz Grove Property constituted a community redevelopment area as defined in section 163.340(10), Florida Statutes, and that the Lentz Grove Property should be added to the Original Area (“Revised Original Area”); and

WHEREAS, on April 14, 2003, the City Council adopted Resolution 03-R31 adopting an amendment to the Original Plan pertaining to the Lentz Grove Property (“Revised Original Area Plan”); and

WHEREAS, on April 14, 2003, the City Council also adopted Ordinance 03-76 providing for a modification to the Trust Fund to account for additional funding of the Trust Fund by the Lentz Grove Property’s TIF revenue and it also set forth applicable rates of such contributions,

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among other specifics relating to TIF created by virtue of the Lentz Grove Property, so that the entirety of the Revised Original Area's TIF was accounted for by the Trust Fund; and

WHEREAS, the Ordinance 03-76 indicates that that all taxing authorities applicable to the Revised Original Area shall appropriate to and cause to be deposited into the Trust Fund the TIF determined pursuant to the Redevelopment Act and the Trust Fund ordinances annually and continue to the extent permitted by the Redevelopment Act and so long as the Revised Original Plan was in effect; and

WHEREAS, an amendment to the Revised Original Plan has been prepared as depicted in Exhibit "A", attached hereto and made a part hereof, as an amendment to the Original Plan to guide the redevelopment therein ("2025 Original Plan Amendment"); and

WHEREAS, the purpose of the 2025 Original Plan Amendment is to extend the plan to June 11, 2055, and update and/or remove outdated data and text, clarify desired uses, add the Master Plan for Walton & One (formerly known as City Center) to the document, and other miscellaneous changes; and

WHEREAS, one result of the 2025 Original Plan Amendment is that TIF revenue for the Revised Original Area will be deposited by the taxing authorities into the Trust Fund for an extended period consistent with section 163.387(2)(a), Florida Statutes; and

WHEREAS, section 163.361, Florida Statutes authorizes the City Council to amend and extend the Original Plan upon the recommendation of the Agency Board, public hearing on the proposed modification after public notice thereof in a newspaper of general circulation and proper notice to the taxing authorities; and

WHEREAS, the Agency Board finds that many of the initiatives in the Revised Original Plan still need to be accomplished, more work and updates to the plan proposed by the 2025 Original Plan Amendment are also needed to implement the City's vision for the Revised Original Area and address the current needs and goals for the Agency; and

WHEREAS, additionally the Agency Board recommends and requests approval of the 2025 Original Plan Amendment by the City Council as it has determined adoption of the amendment to be in the best interests of the health, safety, and welfare of the residents and citizens of the City and the public at large so that redevelopment, as defined by Section 163.340(9) of the Redevelopment Act, can continue in a fashion that meets the current needs of the community.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Findings. The Agency Board hereby recommends approval of the proposed amendment to the 2025 Original Plan Amendment, a copy of which is attached hereto and made part hereof as Exhibit "A" including an extension of the Revised Original Plan to June 11, 2055.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Board of the City of Port St. Lucie Community Redevelopment Agency this ____ day of _____, 2025.

CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT
AGENCY

By: _____
Shannon M. Martin, Chair

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, CRA Attorney