

ORDINANCE 25-45

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM ST. LUCIE COUNTY DESCRIBED AS TRACT K, PORT ST. LUCIE SECTION SIXTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AUTHORIZING THE CONVEYANCE OF A LEASE AGREEMENT TO ST. LUCIE COUNTY FOR SAID REAL PROPERTY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie's City Manager's Office recommends the acquisition of real property described as Tract K, Port St. Lucie Section Sixty-One, according to the plat thereof, as recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida (the "Property"), for the future expansion of the City's Main City Hall Complex ("City Hall"); and

WHEREAS, the City of Port St. Lucie ("City") and its government have steadily grown over time and is expected to continue to grow, and as a result, City Hall is in need of expansion to accommodate the expected future growth of the City and its government; and

WHEREAS, the City Manager's Office recommends the acquisition of the Property so that various City departments and staff may be relocated to accommodate the City's expected future growth; and

WHEREAS, planning in advance for future growth of the City and its government requires the expansion of City Hall in order to meet the anticipated needs of this perpetually growing community; and

WHEREAS, the Property is located at 1664 SE Walton Road, within the overall Walton & One development; and

WHEREAS, St. Lucie County, Florida (the "County"), is the fee simple owner of the Property and has agreed to sell the Property to the City pursuant to the terms and conditions set forth in the Purchase and Sale Agreement attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the County agreed to sell the Property to the City contingent upon the parties entering into a Lease Agreement wherein the City agrees to lease the Property to the County following the City's acquisition of the Property; and

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WHEREAS, the City desires to lease the Property to the County for a period of eighteen (18) months and subject to the terms and conditions set forth in the Lease Agreement attached hereto and incorporated herein as Exhibit “B”; and

WHEREAS, acquiring the Property for the future expansion of City Hall is in the public interest, for a public purpose, and necessary for the public’s health, safety, and welfare; and

WHEREAS, after considering the factors set forth above, the City Council has determined that the fee simple acquisition of the Property for the future expansion of City Hall is a public necessity and constitutes a public purpose for which public funds may be expended; and

WHEREAS, the City Manager, or his designee, or the Mayor, or her designee, are hereby authorized and directed to take any and all appropriate action, including but not limited to executing and entering into the Purchase and Sale Agreement attached hereto and incorporated herein as Exhibit “A”, and to accomplish the acquisition of the Property in fee simple on behalf of the City of Port St. Lucie, Florida; and

WHEREAS, the City Manager, or his designee, or the Mayor, or her designee, are hereby authorized and directed to take any and all appropriate action, including but not limited to executing and entering into the Lease Agreement attached hereto and incorporated herein as Exhibit “B”, and to accomplish the lease of the Property to the County.

NOW THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

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 Ordinance.

Section 2. Authorization. The City Council hereby authorizes the acquisition of the Property from the County and further authorizes the Mayor or the City Manager, or their designee, to execute and enter into the Purchase and Sale Agreement in substantially the same form as attached hereto as Exhibit “A”. The City Council further authorizes the lease of the Property to the County and authorizes the Mayor or the City Manager, or their designee, to execute and enter into the Lease Agreement in substantially the same form as attached hereto as Exhibit “B”.

Section 3. Execution. The Mayor or the City Manager, or their designee, are hereby authorized and directed to execute any and all documents necessary to complete the acquisition of the Property from the County, pursuant to the provisions of the Purchase and Sale Agreement, as well as

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authorized and directed to execute any and all documents necessary to lease the Property to the County as provided for in the Lease Agreement.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its final adoption after second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida this ____ day of _____ 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney