

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING ECONOMIC DEVELOPMENT IMPACT FEE MITIGATION FOR IMPORT MEX OF FL, LLC AND AUTHORIZING THE CITY MANAGER OR HIS DESGNEE TO EXECUTE AN IMPACT FEE MITIGATION AGREEMENT BY AND AMONG THE CITY OF PORT ST. LUCIE AND IMPORT MEX OF FL, LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is policy of the City of Port St. Lucie (the “City”) to stimulate economic growth in the City by attracting new businesses and by encouraging the expansion of existing businesses within the City, or a combination thereof; and

WHEREAS, the creation of new employment opportunities for citizens of the City and the increased tax revenues resulting from such business expansion or relocation within the City is beneficial to the local economy and enhances the health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Chapter 159, Article V of the City’s Code of Ordinances (the “City Code”), the City has established an Economic Development Impact Fee Mitigation Program for certain qualified target businesses to mitigate any real or perceived disadvantage occurring from the imposition of impact fees and to create permanent employment expansion opportunities for the City’s citizens; and

WHEREAS, Import Mex of FL, LLC (the “Company”) will operate a distribution and logistics facility in the City as a targeted industry, and will be an economic driver in the distribution and logistics industry; and

WHEREAS, the Company received an economic development incentive package for Project King on August 26, 2024, to build an approximately 160,000 square foot distribution and logistics facility on an approximately 23.04-acre parcel of land owned by the Company in the Tradition Park of Commerce within the City (the “Project”) legally described in **Exhibit “A”**; and

WHEREAS, the Company has committed to locating the Project in the City; and

WHEREAS, as a result of the above-referenced Project, the Company will create one hundred twenty-one (121) new jobs in the City meeting the threshold requirements set forth in section 159.504 (A) (1), (4) of the City’s Code and remain in the City for a period of at least ten (10) years while maintaining the job creation and salary commitments outlined in section 159.504 (A) (1), (4) of the City’s Code; and

WHEREAS, the cumulative projected employment schedule for the new jobs is as follows:

Year One: 91 total new jobs;
Year Two: 9 total new jobs (in addition to the new jobs generated in Year 1);
Year Three: 8 total new jobs (in addition to the new jobs generated in Years 1-2);
Year Four: 8 total new jobs (in addition to the new jobs generated in Years 1-3); and
Year Five: 5 total new jobs (in addition to the new jobs generated in Years 1-4).

WHEREAS, the Company will be required to pay City impact fees in conjunction with the issuance of the building permits for the Project; and

WHEREAS, the Company has been determined to be eligible for Economic Development Impact Fee Mitigation pursuant to section 159.504 (A) (1), (4) of the City's Code by the City Manager, and to receive the waiver set forth in section 159.506 (A) (1) of the City's Code; and

WHEREAS, the City finds and declares that it is in the public interest to award an Economic Development Impact Fee Mitigation Agreement with the Company based on their commitment to create one hundred twenty-one (121) new jobs in the City; and

WHEREAS, the City desires to enter into an Economic Development Impact Fee Mitigation Agreement with the Company in substantially the same form that is attached hereto and incorporated herein as **Exhibit "B"**; and

WHEREAS, the Company acknowledges that the Economic Development Impact Fee Waiver is contingent upon the Company meeting the performance requirements as outlined in the attached Economic Development Impact Fee Mitigation Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THAT:

Section 1. The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

Section 2. The City Council approves impact fee mitigation for the Company and authorizes the City Manager or his designee to enter into, execute and deliver the Economic Development Impact Fee Mitigation Agreement, in substantially the same form that is attached hereto and incorporated herein as **Exhibit "B"**, and such other documents necessary to implement the terms and conditions of said Agreement.

Section 3. The City Manager or his designee is hereby authorized to take all actions necessary to implement the terms and conditions of the Economic Development Impact Fee Mitigation Agreement and accomplish the purposes set forth therein.

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

Section 5. 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 6. This Resolution shall become effective immediately upon adoption.

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