

## ORDINANCE 25-R44

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.

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**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 (“CRAs”) established by the City pursuant to the Redevelopment Act; and

**WHEREAS**, one of the areas identified by the City was the Original Community Redevelopment Area (“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 authorize 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 has considered the 2025 Original Plan Amendment and the local planning agency's comments and has recommended to the City Council that the amendment to the 2025 Original Plan Amendment be approved; and

**WHEREAS**, the City Council has held public hearing after notice to the public; and

**WHEREAS**, the City has provided proper notice to the taxing authorities of the proposed 2025 Original Plan Amendment pursuant to Section 163.346, Florida Statutes; and

**WHEREAS**, the Agency reported in writing to the taxing authorities pursuant to Section 163.361(3)(a), Florida Statutes, the proposed 2025 Original Plan Amendment; and

**WHEREAS**, the City Council finds that many of the initiatives in the Revised Original Plan still need to be accomplished, and the 2025 Original Plan Amendment is needed to implement the City's and Agency's vision for the Revised Original Area and address the current needs and goals for the CRA; and

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**WHEREAS**, additionally the City Council deems approval of the 2025 Original Plan 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 fashion that meets the current needs of the community.

**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. Findings. The City Council hereby approves, after public hearing concerned the proposed 2025 Original Plan Amendment, a copy of which is attached hereto and made part hereof as Exhibit “A” including an extension of the Original Plan to June 11, 2055.

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

Section 4. 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 5. Effective Date. This Ordinance shall become effective immediately after final adoption on 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:

By: \_\_\_\_\_  
Richard Berrios, City Attorney