

ORDINANCE 26-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE MAYOR, OR HER DESIGNEE, OR THE CITY MANAGER, OR HIS DESIGNEE, TO ENTER INTO AND EXECUTE THE FIRST AMENDMENT TO THE LEASE AGREEMENT FOR A PORTION OF REAL PROPERTY LOCATED AT 2454 SE WESTMORELAND BOULEVARD (THE PORT DISTRICT RIVERFRONT PARK) WITH PIII INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 15, 2004, the City of Port St. Lucie (the “City”) acquired title to the real property located at 2454 SE Westmoreland Blvd, Port St. Lucie, Florida (the “Property”); and

WHEREAS, in late 2020, the City engaged Colliers International, a real estate broker, to assist with marketing and recruitment efforts for a riverfront restaurant site in the Port District; and

WHEREAS, in July 2021, the City adopted The Port District Master Plan which details the importance of connecting people to the North Fork of the St. Lucie River by way of numerous recreational opportunities including the development of a riverfront park including playground, historic homes, event lawn, boardwalk, and restaurant; and

WHEREAS, on January 24, 2022, the Community Redevelopment Agency Board authorized staff to negotiate with PIII Investments, LLC, a Florida limited liability company (the “Lessee”), for the development, construction and operation of a riverfront restaurant and dining village on the Property in the Port District; and

WHEREAS, on January 23, 2023, the City Council authorized the Lease Agreement (“Agreement”) wherein the Lessee has leased a portion of the Property from the City for the development, construction and operation of a riverfront restaurant and dining village; and

WHEREAS, the City and the Lessee have negotiated and prepared a First Amendment to the Lease Agreement (“Amendment”) wherein the City and Lessee have agreed to modified terms to the Agreement and outlines additional or clarified obligations by both parties; and

WHEREAS, the City desires to enter into the Amendment in substantially the same form as attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, City Council deems it to be in the best interest of the City to enter into the Amendment with the Lessee for development, construction and operation of a riverfront restaurant and dining village in furtherance of the City’s commitment to culture, nature and fun activities.

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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. The Mayor, the City Manager, or their designees, are hereby authorized and directed to execute the Amendment in substantially the same form as attached hereto as Exhibit “A” and to take any and all necessary actions, including preparing and executing instruments, required to effectuate the purposes of the Amendment and the Agreement.

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 _____, 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Calleigh Nazario, Acting City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney