

**ORDINANCE NO. 20-019**

AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN **EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME**, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT.

**WHEREAS**, the Florida legislature has enacted the Community Redevelopment Act of 1969 (Chapter 163), in order to provide certain redevelopment powers to eligible municipalities; and

**WHEREAS**, the City Commission of the City of Fort Pierce, Florida conducted a finding of necessity in accordance with Chapter 163, Florida Statutes, to establish the Fort Pierce Redevelopment Agency in 1982 and formally adopted the findings of necessity through City Resolution 82-25; and

**WHEREAS**, the Fort Pierce Redevelopment Agency was adopted by Ordinance H-239 in 1982 to rehabilitate, conserve, redevelop, or perform activities of a combination thereof; and

**WHEREAS**, the Fort Pierce Redevelopment Agency prepared and adopted the *Fort Pierce Redevelopment Plan* in 1982 that identified a preferred redevelopment strategy and associated programming and infrastructure improvements to address the documented conditions of blight within the Fort Pierce Redevelopment Area; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency subsequently identified conditions of blight present adjacent to the original Fort Pierce Redevelopment Area and expanded the Redevelopment Area boundaries to include additional areas within the City in 1995, 1996 and 2000 which area represents the current boundaries of the Fort Pierce Redevelopment Area; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency authorized updates of the *1982 Fort Pierce Redevelopment Plan* in 1991, 1996 and most recently in 2001, to continue to address the aforementioned conditions of slum and blight; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency facilitated numerous stakeholder interviews and several community listening sessions in the Downtown Business district, the Lincoln Park/Peacock Arts district, Fisherman's Wharf/Port district and the South Beach district of the Fort Pierce Redevelopment Area to solicit public input and present the Fort Pierce Redevelopment Plan update to the residents, business owners and operators and general public; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency hosted a day long Open House Public Workshop on July 25, 2019, to solicit public input and present the Fort Pierce Redevelopment Plan update process to the residents, business owners and operators and general public; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency created an online informational website that addressed the Community Redevelopment Plan update and provided residents, business owners and operators and the general public an opportunity to provide their input via an online survey; and

**WHEREAS**, the Fort Pierce Redevelopment Agency has developed the 2020 Fort Pierce Redevelopment Plan that identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of slum and blight; and,

**WHEREAS**, the proposed implementation period for the projects, programs and strategies identified within the 2020 Fort Pierce Redevelopment Plan is through 2042 and the operational timeframe of the Fort Pierce Redevelopment Agency is to be extended to 2042 to enable the implementation of the programs and projects identified within the 2020 Fort Pierce Redevelopment Plan; and,

**WHEREAS**, the Fort Pierce Redevelopment Agency presented the draft 2020 Fort Pierce Redevelopment Plan to the Fort Pierce Redevelopment Agency at a Public Meeting on January 28, 2020, to present the draft 2020 Fort Pierce Redevelopment Plan and solicit additional public input and comments from the residents, business owners and operators and general public; and

**WHEREAS**, the 2020 Fort Pierce Redevelopment Plan was presented to the Fort Pierce Redevelopment Agency Community Redevelopment Advisory Board, at its May 20, 2020, meeting to present the draft 2020 Fort Pierce Redevelopment Plan and solicit additional public input and comments from the residents, business owners and operators and general public; and

**WHEREAS**, the Fort Pierce City Commission has reviewed the 2020 Fort Pierce Redevelopment Plan and has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled and held as required by Subsection 163.361(2), Florida Statutes, to consider the adoption of the 2020 Fort Pierce Redevelopment Plan.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**Section 1.** The update of the Fort Pierce Redevelopment Plan has been completed in accordance with Sections 163.361 & 163.362, Florida Statutes.

**Section 2.** There still exists a blighted area or areas in the Fort Pierce Redevelopment Area, and the rehabilitation, conservation, or redevelopment, or a combination thereof of the area so defined is necessary in the interest of the public safety, morals, or welfare of the residents of the City of Fort Pierce.

**Section 3.** The 2020 Fort Pierce Redevelopment Plan update identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of slum and blight and provides guidance and direction for the Fort Pierce Redevelopment Agency activities and programs.

**Section 4.** The Fort Pierce City Commission adopts the 2020 Fort Pierce Redevelopment Plan and extends the implementation period for the 2020 Fort Pierce Redevelopment Plan update through 2042.

**Section 5.** This Ordinance shall be and become effective immediately upon final passage.

**Section 6.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 7.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**APPROVED AS TO  
FORM AND CORRECTNESS:**

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Peter J. Sweeney, Esq.  
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-019 was duly advertised by title only in the St. Lucie News Tribune on July 24, 2020; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 3, 2020; and was duly introduced, read by title only, and passed on second and final reading on August 17, 2020, by the City Commission of Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 17<sup>th</sup> day of August 2020.

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Linda Hudson, Mayor

**ATTEST:**

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Linda W. Cox, City Clerk

(SEAL)