

FPRA RESOLUTION NO. 26-03

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, **PROVIDING FOR BOARD REVIEW OF THE COMPLETED PURCHASE AND SALE AGREEMENT ASSOCIATED WITH RESOLUTION 25-17; AUTHORIZING THE FPRA CHAIR, EXECUTIVE DIRECTOR, AND AGENCY ATTORNEY TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND ALL RELATED CLOSING DOCUMENTS FOR THE PROPERTY LOCATED AT 1238 AVENUE D, FORT PIERCE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes), granting certain redevelopment powers to eligible municipalities; and

WHEREAS, the Fort Pierce Redevelopment Agency (“FPRA”) was established by Ordinance H-239 in 1982 to rehabilitate, conserve, and redevelop slum and blighted areas within the City; and

WHEREAS, the FPRA is empowered pursuant to Chapter 163, Part III, Florida Statutes, to acquire real property by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property when it is determined necessary by the agency to accomplish the Community Redevelopment Plan (the “Plan”); and

WHEREAS, the Plan, adopted by the City of Fort Pierce by Ordinance 20-019 on August 17, 2020, guides redevelopment efforts within the Community Redevelopment Area by establishing the goals, policies, and activities of the FPRA; and

WHEREAS, the Plan directs the FPRA to evaluate and identify opportunities including land acquisition and demolition of derelict structures to create additional open spaces within the Community Redevelopment Area; and

WHEREAS, the property located at 1238 Avenue D, Fort Pierce, Florida (Parcel ID: 2409-501-0005-000-4), has been identified as a strategic acquisition that is consistent with these objectives of the Plan; and

WHEREAS, the subject property is currently vacant and in blighted condition, and is strategically located between the new Highwaymen Museum and the Lincoln Park Plaza; and its acquisition will support revitalization efforts and enable the FPRA to pursue

redevelopment of the entire block consistent with the goals and objectives of the Plan;
and

WHEREAS, on October 21, 2025, the FPRA adopted Resolution No. 25-17 approving the purchase of the property in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) and authorizing execution of a Purchase and Sale Agreement; and

WHEREAS, at the time Resolution No. 25-17 was adopted, the Purchase and Sale Agreement had not been finalized; and

WHEREAS, the Purchase and Sale Agreement has now been finalized and is available for review by the full FPRA Board; and

WHEREAS, the FPRA Board deems it necessary that all members review and consider the completed Purchase and Sale Agreement prior to taking action on its approval and execution; and

WHEREAS, the FPRA Board finds that acquisition of this property continues to serve a valid public purpose and remains fully consistent with the Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Fort Pierce Redevelopment Agency, a Dependent Special District of the City of Fort Pierce, Florida, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated as the findings of the FPRA Board.

SECTION 2. The FPRA hereby approves the Purchase and Sale Agreement for the property located at 1238 Avenue D, Fort Pierce, Florida, for the sum of One Hundred Fifty Thousand Dollars (\$150,000.00), plus customary closing costs.

SECTION 3. The FPRA Chair, Executive Director and Agency Attorney are hereby authorized to take all actions and execute a Purchase and Sale Agreement, closing documents, and all documents necessary to carry out the purposes of this Resolution.

SECTION 4. The purchase shall be funded through the Tax Increment Revenue Fund of the FPRA.

SECTION 5. All resolutions or parts of a resolution in conflict herewith are hereby repealed.

SECTION 6. The provisions of this Resolution are declared 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 7. This Resolution shall take effect upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 19th day
of March, 2026.

Linda Hudson, Chair
Fort Pierce Redevelopment Agency

ATTEST

Linda Cox, Agency Secretary

**APPROVED AS TO FORM
AND CORRECTNESS:**

Sara Hedges, Agency Attorney