

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 05-20 ENACTED ON APRIL 25, 2005, ESTABLISHING VERANO #3 COMMUNITY DEVELOPMENT DISTRICT (FORMERLY KNOWN AS MONTAGE RESERVE #3 COMMUNITY DEVELOPMENT DISTRICT), AS AMENDED BY ORDINANCE NO. 06-10 ENACTED ON FEBRUARY 13, 2006, IN ORDER TO EXPAND AND CONTRACT THE BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.**

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Authority for this Ordinance. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida ("City"); and other applicable provisions of law.

Section 2. Findings. It is hereby ascertained, determined, and declared by the City Council of the City ("City Council") as follows:

a. On April 25, 2005, the City Council enacted Ordinance No. 05-20 ("Original Ordinance") to establish the Montage Reserve #3 Community Development District ("Verano #3") as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act"), and other applicable law, including establishing its external boundaries, among other matters.

b. On February 13, 2006, the City Council enacted Ordinance No. 06-10 ("Amending Ordinance") amending the Original Ordinance to change the name of Verano #3 to Verano #3 Community Development District.

c. The external boundaries of the Verano #3 as initially established and as currently configured contain approximately 420.55 acres of real property located entirely within the jurisdictional boundaries of the City.

d. Pursuant to Section 190.046(1) of the Act, the Boards of Supervisors of Verano #3 and of Verano #2 Community Development District ("Verano #2"), Verano #4 Community Development District ("Verano #4"), and Verano #5 Community Development District ("Verano #5" and, together with Verano #2, Verano #3, and Verano #4, the Petitioning Districts), have joined in submission of a consolidated petition ("Consolidated Petition") to the City that, as important here, requests that the City (1) expand and contract the external boundaries of Verano #3 so that thereafter

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1<sup>st</sup> Reading

Item: 10B

Date: 5/24/21

2<sup>nd</sup> Reading

Item: 8B

Date: 6/14/21

approximately 320.238 acres of real property will be located within such external boundaries, and (2) amend the Original Ordinance, as previously amended by the Amending Ordinance, to reflect the revised boundaries of Verano #3.

e. All lands within Verano #3 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

f. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of Verano #3.

g. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

- (1) All statements in the Consolidated Petition are true and correct;
- (2) The proposed expansion and contraction of the external boundaries of Verano #3 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of Verano #3, or (B) in excess of 1,000 acres;
- (3) No real property within the revised boundaries of Verano #3 as proposed in the Consolidated Petition will be excluded from Verano #3;
- (4) The expansion and contraction of the external boundaries of Verano #3 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;
- (5) Following the proposed expansion and contraction of the external boundaries of Verano #3, the property comprising Verano #3 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;
- (6) Verano #3 is the best alternative available for delivering community development services and facilities to the area that, following the expansion and contraction proposed in the Consolidated Petition, will be served by Verano #3;
- (7) The community development services and facilities of Verano #3 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and



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(8) The area that will be served by Verano #3 is amenable to separate special district government.

j. The City Council now desires to grant the request of Verano #3 by (1) expanding and contracting the boundaries of Verano #3 as set forth in the Consolidated Petition and (2) amending the Original Ordinance, as previously amended, in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance Ordinance, as amended, to Establish New Boundaries of Verano #3. The City hereby grants the request of Verano #3 as set forth in the Consolidated Petition and the Original Ordinance, as amended by the Amending Ordinance, is hereby further amended to expand and contract the external boundaries of Verano #3 by deleting Exhibit "A" to the Original Ordinance in its entirety and replacing it with Exhibit "A" attached to this Ordinance.

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

Section 5. 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 6. Filing with the Department of State. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

Section 7. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its final adoption.

*[Signatures on following page]*

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1<sup>st</sup> Reading

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2<sup>nd</sup> Reading

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PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 14<sup>TH</sup> day of June, 2021.

ATTEST:



Sally Walsh, City Clerk

**CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA**

By: \_\_\_\_\_

Gregory J. Oravec, Mayor

APPROVED AS TO FORM:

James D. Stokes, City Attorney

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1<sup>st</sup> Reading  
Item: 10B  
Date: 5/24/21

2<sup>nd</sup> Reading  
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Date: 6/14/21

**ORDINANCE 21-48**

**ORDINANCE EXHIBIT "A"**

**EXTERNAL BOUNDARIES OF VERANO #3  
COMMUNITY DEVELOPMENT DISTRICT**

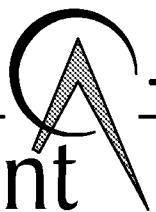
**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 32 AND 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL NUMBER C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 4810.96 FEET; THENCE S.45°13'59" E., A DISTANCE OF 5903.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1885.20 FEET, AND A RADIAL BEARING OF S.06°14'12" E. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'36", A DISTANCE OF 145.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.02°24'18" E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A NON-TANGENT INTERSECTION; THENCE S.71°11'28" E., A DISTANCE OF 839.28 FEET; THENCE S.18°48'32" W., A DISTANCE OF 50.00 FEET; THENCE S.71°11'28" E., A DISTANCE OF 20.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE S.38°43'51" E., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; THENCE S.04°37'46" E., A DISTANCE OF 115.59 FEET; THENCE S.76°11'52" W., A DISTANCE OF 119.74 FEET; THENCE N.86°26'39" W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.74°00'26" W., A DISTANCE OF 4444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A NON-TANGENT INTERSECTION; THENCE N.15°59'34" W., A DISTANCE OF 1409.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE N.01°37'10" E., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE N.84°38'39" E., A DISTANCE OF 733.31 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 13,949,567 SQUARE FEET OR 320.238 ACRES, MORE OR LESS.

**CDD 3  
SKETCH AND DESCRIPTION**



<b>REVISIONS</b>				Prepared For: <b>COTLEUR AND HEARING</b>	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
				<b>SURVEYOR'S CERTIFICATE</b> This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				<b>Gary Rager</b> <small>Digitally signed by Gary Rager DN: cn=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2021.02.22 15:24:19 -0500</small>	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
<b>Sheet No. 1 of 3 Sheets</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>GeoPoint</b> Surveying, Inc.		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Drawn: SWM    Date: 2/17/21    Data File: ~~~~		Check: GAR    P.C.: ~~~~    Field Book: ~~~~		Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E    Job #: S&D_CDE 95	

NAME: W\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIO ON: 2/22/2021 3:30 PM

**POINT OF COMMENCEMENT**

INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI" SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACK CORRECTION REVISION DATED 4/28/67.

S.F.W.M.D. CANAL C-24

EAST LINE OF SEC. 30, TWP 36 S, RGE 39 E

NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

S 44°46'01" W  
4810.96'

S 45°13'59" E  
5903.19'

SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

GLADES CUT-OFF ROAD

40' PSLUSD (O.R.B. 3933, PG. 1908)

P.U.D. G

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

20' FPL (O.R.B. 767, PG. 2676)

EAST LINE OF S.E. 1/4 SEC. 32, TWP 36 S, RGE 39 E

WEST LINE OF S.W. 1/4 SEC. 33, TWP 36 S, RGE 39 E

PROPOSED 80' R/W

SOUTH LINE OF S.E. 1/4 SEC. 32, TWP 36 S, RGE 39 E

P.O.B.

SOUTH LINE OF S.W. 1/4 SEC. 33, TWP 36 S, RGE 39 E

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

NORTH LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

NOTE: (SEE SHEET 3 FOR SKETCH)

NORTH LINE OF N.W. 1/4 SEC. 4, TWP 37 S, RGE 39 E

10' FPL (O.R.B. 710, PG. 101)

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

(O.R.B. 1536, PG. 1754)

SW VILLAGE BLVD.

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

EAST LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

WEST LINE OF N.W. 1/4 SEC. 4, TWP 37 S, RGE 39 E

STATE ROAD S-609 (RANGE LINE ROAD)

PROPOSED WEST VIRGINIA EXTENSION (O.R.B. 2186, PG. 548)

CROSTOWN PARKWAY

**CDD 3 SKETCH AND DESCRIPTION**

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.



4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SWM Date: 2/17/21 Data File: ~~~~  
Check: GAR P.C.: ~~~~ Field Book: ~~~~

Sheet No. 2 of 3 Sheets

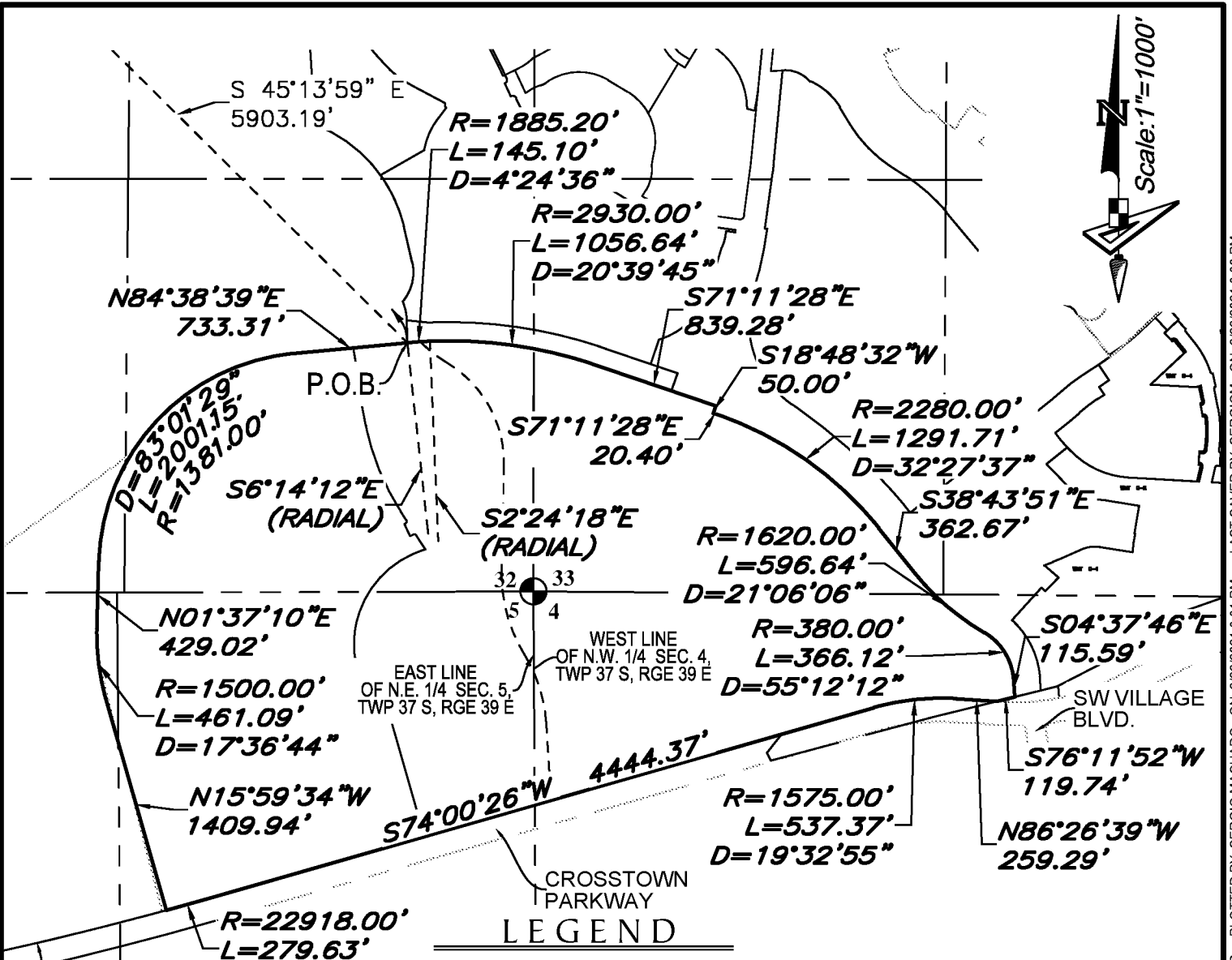
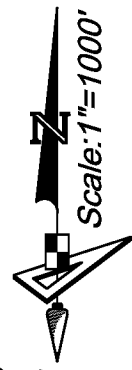
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E Job #: S&D\_CDD 96

EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JAN. 1965.



3 NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:30 PM



**LEGEND**

- P.O.B. -- Point of Beginning
- O.S.T. -- Open Space Tract
- O.R.B. -- Official Records Book
- PG(s) -- Page(s)
- R/W -- Right-of-Way
- R -- Radius
- L -- Arc Length
- D -- Delta-Central Angle
- P.U.D. -- Planned Unit Development
- PSLUSD -- Port St. Lucie Utility Services Department
- FPL -- Florida Power & Light
- Sec.-Twn.-Rng. -- Section-Township-Range
- S.F.W.M.D. -- South Florida Water Management District
- 30 29  
31 32 -- Section Corner

**CDD 3  
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING  
 Last Date of Field Survey: N/A



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3 NAME: W\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:30 PM