

ORDINANCE 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NOS. 05-20, 06-10 AND 21-48, TO CONTRACT THE BOUNDARIES OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Port St. Lucie, Florida (“**City**”) enacted Ordinance Nos. 05-20, 06-10 and 21-48, establishing the Verano #3 Community Development District (“**District**” or “**Petitioner**”), pursuant to Chapter 190, Florida Statutes; and

WHEREAS, District has petitioned the City to adopt an ordinance amending the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the City, in determining whether to amend the District boundaries, has considered and finds that all statements contained in the *Petition to Amend the Boundaries of Verano #3 Community Development District* (“**Petition**”) are true and correct; and

WHEREAS, the City has considered and finds that amending the District is not inconsistent with any applicable element or portion of the City of Port St. Lucie’s Comprehensive Plan; and

WHEREAS, the City has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the City has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the City has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the City has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, a duly noticed public hearing, pursuant to Chapter 190, Florida Statutes, to consider the Petition was held prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1: LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals are hereby adopted as the legislative and administrative findings of the City.

SECTION 2: AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes* (2025).

SECTION 3: AMENDMENT TO EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are amended as described in **Exhibit A** attached hereto.

SECTION 4: SEVERABILITY. It is hereby declared to be the intention of the City that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 5: CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Except as stated herein, Ordinance Nos. 05-20, 06-10 and 21-48 remain in full force and effect.

SECTION 6: EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this ___ day of _____, 2026.

ATTEST:

CITY OF PORT ST. LUCIE, FLORIDA

Sally Walsh, City Clerk

By: _____
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney

EXHIBIT A

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION, AS AMENDED

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.

[CONTINUED ON FOLLOWING PAGE]

LESS AND EXCEPT:

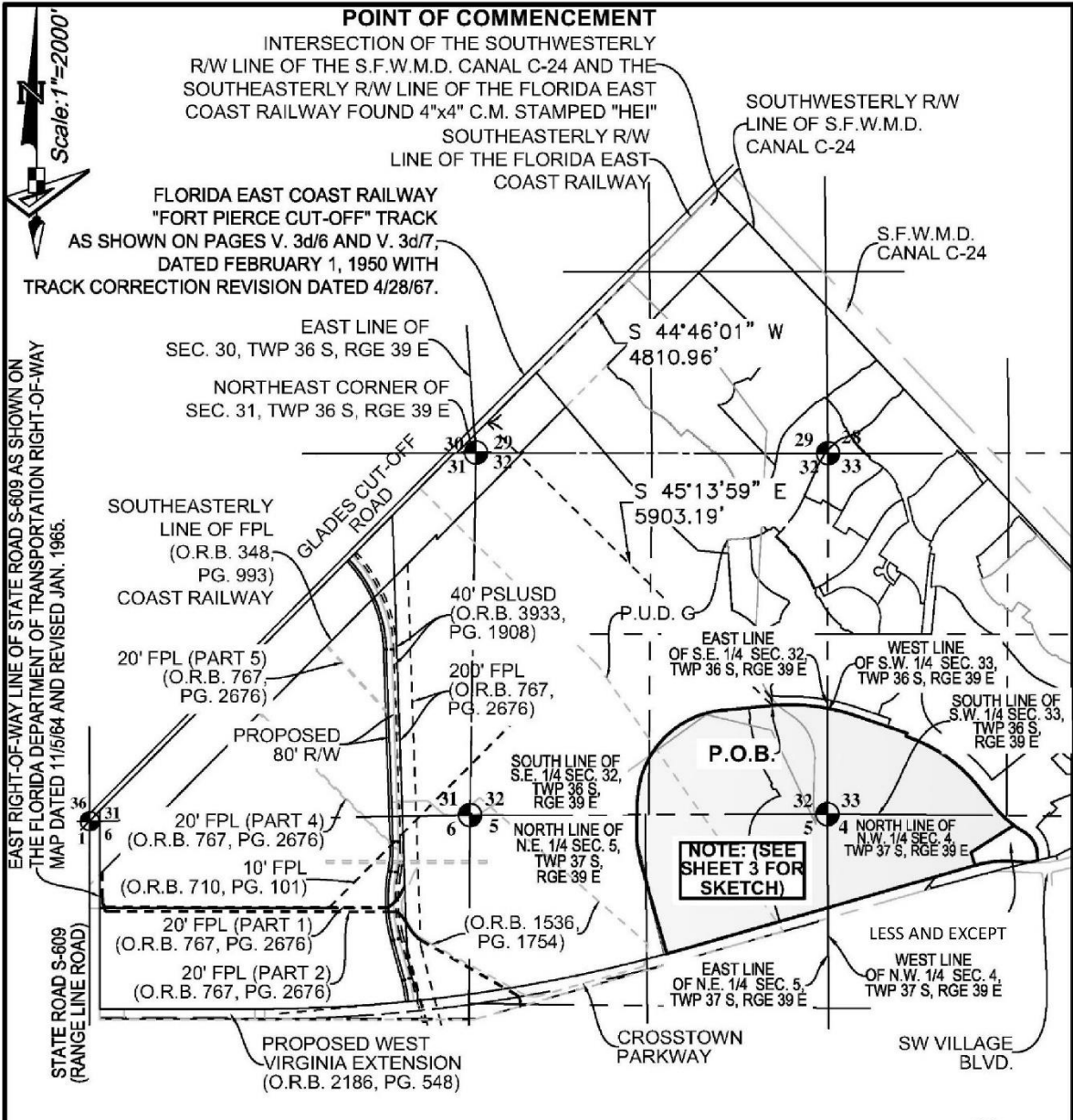
DESCRIPTION

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEASTERLY MOST CORNER, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE S.76°11'52"W., A DISTANCE OF 119.74 FEET; 2) THENCE N.86°26'39"W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; 3) THENCE SOUTHWESTERLY, 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; 4) THENCE S.74°00'26"W., A DISTANCE OF 17.00 FEET; THENCE N.15°59'34"W., DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 199.31 FEET; THENCE N.57°38'00"E., A DISTANCE OF 742.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET AND A RADIAL BEARING OF N.36°40'00"E. AT SAID INTERSECTION, THE FOLLOWING THREE (3) COURSES BEING ALONG THE SAID EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'57", A DISTANCE OF 183.76 FEET TO A POINT REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; 2) 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; 3) THENCE S.04°37'46"E., A DISTANCE OF 115.59 FEET TO THE **POINT OF BEGINNING**.

TOTAL LANDS CONTAINING: 349,965 SQUARE FEET OR 8.034 ACRES, MORE OR LESS.

FOR A TOTAL OF 312.204 ACRES, MORE OR LESS.



Scale: 1"=2000'

EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 1/15/64 AND REVISED JAN. 1965.

**CDD 3
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Drawn
1	04-27-2026	ADD LESS AND EXPECT AREA	DJS

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



SURVEYED BY DENNIS J. SCHOLL, JR. ON 4/27/2026 3:51 PM. PLOTTED BY DENNIS J. SCHOLL, JR. ON 4/27/2026 3:51 PM. EAST SAVED BY: DSCHOLL ON 4/27/2026 3:51 PM.

