

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

**IN RE: CONSOLIDATED PETITION (A) TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, AND (B) TO ESTABLISH SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7-10 PURSUANT TO SECTION 190.005, FLORIDA STATUTES**

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**CONSOLIDATED PETITION**

The Petitioners (identified below), owners of a majority of the lands lying within the external boundaries of the Initial Districts (defined below), joined by the Boards of Supervisors (“Boards”) of:

**Southern Grove Community Development District No. 1 (“District No. 1”)**, an independent special district and community development district (“CDD”) established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law by Ordinance No. 07-33 enacted by the City of Port St. Lucie, Florida (“City”), on April 9, 2007 (“**CDD1 Ordinance**”);

**Southern Grove Community Development District No. 2 (“District No. 2”)**, a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-34 enacted by the City on April 9, 2007 (“**CDD2 Ordinance**”);

**Southern Grove Community Development District No. 3 (“District No. 3”)**, a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-35 enacted by the City on April 9, 2007 (“**CDD3 Ordinance**”);

**Southern Grove Community Development District No. 4 (“District No. 4”)**, a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-36 enacted by the City on April 9, 2007 (“**CDD4 Ordinance**”);

**Southern Grove Community Development District No. 5 (“District No. 5”)**, a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-37 enacted by the City on April 9, 2007, as amended by Ordinance No. 09-68 enacted by the City on August 24, 2009 (together, the “**CDD5 Ordinance**”); and

**Southern Grove Community Development District No. 6 (“District No. 6”** and, together with District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5, the “**Initial Districts**”), a CDD established pursuant to the Act and other applicable

law by Ordinance No. 07-38 enacted by the City on April 9, 2007 (“**CDD6 Ordinance**” and, together with the CDD1 Ordinance, the CDD2 Ordinance, the CDD3 Ordinance, the CDD4 Ordinance, and the CDD5 Ordinance, the “**Initial CDD Ordinances**”);

hereby petition the City Council of the City (“**City Council**”):

(a) **To expand and contract the external boundaries of most of the Initial Districts** in accordance with Section 190.046(1) of the Act, and

(b) **To establish** Southern Grove Community Development District No. 7 (“**District No. 7**”), Southern Grove Community Development District No. 8 (“**District No. 8**”), Southern Grove Community District Development No. 9 (“**District No. 9**”), and Southern Grove Community Development District No. 10 (“**District No. 10**” and, together with District No. 7, District No. 8, and District No. 9, the “**New Districts**” and, together with the Initial Districts, the “**Districts**”) in accordance with Section 190.005 of the Act,

all in the manner described below. Except as otherwise defined herein, all capitalized terms used in this Consolidated Petition shall have the meanings set forth in the District Interlocal Agreement (defined below).

In support of this Consolidated Petition, the Petitioners, joined by the Boards of the Initial Districts, attest as follows:

### **Background**

1. **Petitioners.** The “**Petitioners**” in this Consolidated Petition, owners of a majority of the lands lying within the external boundaries of the Initial Districts, are as follows:

(a) Mattamy Palm Beach LLC, a Delaware limited liability company; and

(b) Port St. Lucie Governmental Finance Corporation, a Florida corporation not for profit.

2. **Current External Boundaries of Initial Districts.** The current external boundaries of the Initial Districts contain a total of approximately 3,605 acres of real property that comprises a single mixed-use development of regional impact known as “**Southern Grove.**” All of these lands are located entirely within the jurisdictional boundaries of the City, and are currently allocated and aligned as follows: District No. 1—47.469 acres, District No. 2—398.292 acres, District No. 3—848.053 acres, District No. 4—957.786 acres, District No. 5—540.128 acres, and District No. 6—813.030 acres. The current external boundaries of the Initial Districts are depicted on map annexed as Exhibit A-1 to this Petition.

3. **Public Infrastructure and District Interlocal Agreement.** To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of infrastructure within Southern Grove (“**Public Infrastructure**”), the Initial Districts have

entered into a Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, and recorded at Official Records Book 3539, Pages 672-713, of the Public Records of St. Lucie County, Florida, as amended by the First Amendment dated November 15, 2019, and recorded at Official Records Book 4347, Pages 2572-2577, of the Public Records of St. Lucie County, Florida (together, the “**District Interlocal Agreement**”).

(a) The District Interlocal Agreement generally provides for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Southern Grove project and across all of the Initial Districts. The Public Infrastructure, in turn, is described in the Second Amended and Restated Master Engineer's Report dated July 9, 2013 (“**Master Engineer’s Report**”), approved by each of the Initial Districts, as amended and supplemented. The actual improvements comprising, and the estimated costs for, the Public Infrastructure may vary from those identified and set forth in the Master Engineer’s Report, but any change would be the result of development amendments or modifications to Southern Grove, all subject to approval by the City, and not the result of the boundary expansions and contractions proposed in this Consolidated Petition.

(b) Pursuant to the District Interlocal Agreement, each of the Initial Districts delegated to District No. 1, as the initial “**Administration District**,” among other things, the power and authority to implement all matters relating to the collection and enforcement of the Community Infrastructure Assessments and the operation and maintenance of the Community Infrastructure, including entering into contracts, levying and collecting non-ad valorem assessments, performing services, and otherwise taking all actions necessary or desirable with respect to the operation and maintenance of the Community Infrastructure, and each of the Initial Districts may delegate such power and authority to the Administration District with respect to District Infrastructure. The District Interlocal Agreement provides that a majority of the Districts may designate one of the Districts other than District No. 1 as the Administration District.

(c) The District Interlocal Agreement also provides that any “**Future District**” established within Southern Grove, such as the New Districts, may join and become a party by executing a written “**Joinder**” to the agreement.

### **Summary of Consolidated Petition**

4. Petition. The Petitioners, joined by the Boards of the Initial Districts, request that the City Council:

(a) **Expand and contract the external boundaries of most of the Initial Districts** by realigning the current external boundaries so that following the requested expansions and contractions the Initial Districts would be comprised as follows: District No. 1—15.58 acres, District No. 2—398.29 acres (unchanged), District No. 3—549.24 acres, District No. 4—475.82 acres, District No. 5—530.83 acres, and District No. 6—183.832 acres; and

(b) **Establish the New Districts** from portions of the lands of the Initial Districts so that following the requested establishment the New Districts would be comprised as follows: District No. 7—362.33 acres, District No. 8—420.29 acres, District No. 9—269.50 acres, and District No. 10—399.14 acres.

The total area within the external boundaries of all of the Districts following the changes proposed in this Consolidated Petition will remain approximately 3,605 acres.

5. Description of Proposed Expansions, Contractions, and Establishments. The boundary changes to the Existing Districts, and the establishment of the New Districts, as proposed in this Petition may be summarized as follows:

(a) **District No. 1 will contract** by the removal of acreage to be included in proposed District No. 10 (lands east of Village Parkway).

(b) **District No. 2 will not change.**

(c) **District No. 3 will contract** by the removal of acreage to be included in proposed District No. 8 (lands east of Village Parkway), **and will expand** by the addition of acreage to be removed from District No. 4 (commercial lands lying north of Paar Drive and west of Village Parkway).

(d) **District No. 4 will contract** by the removal of (i) acreage to be included in District No. 3 (as described above), (ii) acreage to be included in proposed District No. 7 (lands lying east of Village Parkway and north of the realigned Paar Drive), and (iii) acreage to be included in proposed District No. 8 (lands lying east of Village Parkway, south of the realigned Paar Drive, and north of the former Paar Drive alignment).

(e) **District No. 5 will contract** by the removal of acreage to be included in proposed District No. 10 (acreage along the current southern boundary of District No. 5).

(f) **District No. 6 will contract** by the removal of (i) acreage to be included in proposed District No. 7 (lands east of Village Parkway, south of the realigned Marshall Parkway, formerly known as Open View Road, and north of the former Marshall Parkway alignment), (ii) acreage to be included in proposed District No. 9 (lands west of Village Parkway, excluding the development known as “Heron Preserve”), and (iii) acreage to be included in proposed District No. 10 (lands lying east of Village Parkway).

(g) **Proposed District No. 7 will be established** to include (i) acreage removed from District No. 4 and (ii) acreage removed from District No. 6 (both as described above).

(h) **Proposed District No. 8 will be established** to include (i) acreage removed from District No. 3 and (ii) acreage removed from District No. 4 (both as described above).

(i) **Proposed District No. 9 will be established** to include acreage removed from District No. 6 (as described above).

(j) **Proposed District No. 10** will be established to include (i) acreage removed from District No. 1, (ii) acreage removed from District No. 5, and (iii) acreage removed from District No. 6 (all as described above).

6. Proposed External Boundaries of (all of) the Districts. After the requested expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts, the total land area to be served by and within the external boundaries of (all of) the Districts will remain approximately 3,605 acres, and all lands in (all of) the Districts will continue to be located wholly within the jurisdictional boundaries of the City. The proposed external boundaries of (all of) the Districts following the changes as requested in this Consolidated Petition are depicted on the map annexed as Exhibit A-2 to this Petition.

**Information Required for the Petition to Expand and Contract the External Boundaries of the Initial Districts**

7. Amendments Within Statutory Limits. Consistent with the limitations set forth in Section 190.046(1)(e)2 of the Act, the acreage of each boundary amendment that is the subject of this Consolidated Petition does not exceed a cumulative net total greater than 50 percent of the acres initially located within the external boundaries of the respective District and does not exceed 1,000 acres.

8. Proposed Metes and Bounds Descriptions of Initial Districts. As required by Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, annexed as Composite Exhibit B-1 are metes and bounds descriptions of the external boundaries of each of the Initial Districts after the proposed expansions and contractions.

9. No Excluded Property. In response to Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, no real property within the modified external boundaries of any of the Initial Districts as proposed in this Petition will be excluded from the Districts.

10. Consents of Affected Landowners. As required by Sections 190.005(1)(a)2 and 190.046(1)(g) of the Act, annexed as Composite Exhibit C are the written consents of the owners of 100 percent of the properties affected by the modifications of the external boundaries of the Initial Districts and the establishment of the New Districts as requested in this Consolidated Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Consolidated Petition by the Boards of the Initial Districts constitutes consents of the other landowners within the Initial Districts.

Special assessments levied by the Districts to fund the capital cost and operation and maintenance expense of Public Infrastructure serving the Southern Grove development are allocated on a benefit basis that in turn is determined by the uses of the assessed parcels. These costs are divided among benefitted parcels in proportion to the benefit received by each as a result of the Public Infrastructure, without regard to the District in which an assessed parcel is

located. Changing a parcel from one District to another as proposed in this Consolidated Petition will not change the special assessments on that parcel, and therefore will have no financial impact on the parcel landowner.

11. No Change to Timetable for Construction of Services. In response to Section 190.046(1)(a) of the Act, the timetable for construction of services to be provided by the Districts to all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed expansions and contractions. The requested boundary modifications will result in no change to the total land area within the external boundaries of all of the Districts, no change to the total area to be served by proposed services, no change to any component of the Public Infrastructure, and therefore no change to the estimated cost of or timetable for such services. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, all subject to separate approval by the City, but such changes would not result from the external boundary expansions and contractions proposed in this Consolidated Petition.

12. No Change to Future Uses. In response to Section 190.046(1)(a) of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, will not change as a result of the proposed expansions and contractions. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from the external boundary expansions and contractions proposed in this Consolidated Petition.

13. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 and 190.046(1)(a) of the Act, annexed as Exhibit D is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

14. Authorizing Resolution of District Boards. Annexed as Exhibit E is a joint resolution of the Boards of the Initial Districts authorizing (a) expansions and contractions of the respective Initial District external boundaries as requested in this Consolidated Petition, (b) establishment of the New Districts as requested in this Consolidated Petition, (c) joinder in this Consolidated Petition, (d) submission of this Consolidated Petition to the City, (e) acceptance by District No. 1 or other District designated as the Administration District of Joinders by the New Districts in the District Interlocal Agreement and in the trust indentures relating to bonds issued by District No. 5 (collectively, the “**Indentures**”), and (f) execution of the Assignment and Assumption Agreements (defined below).

15. Statutory Requirements for Proposed Expansions and Contractions Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed amendments to the external boundaries of the Initial Districts:

(a) Expansion and contraction of the external boundaries of the Initial Districts as requested in this 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;

(b) The area of land within the revised external boundaries of each of the Initial Districts will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by (all of) the Districts;

(d) The community development facilities and services of the Districts will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by one of the Districts is amenable to separate special-purpose government.

16. Proposed Forms of Ordinances Approving External Boundary Changes. Annexed as Composite Exhibit F-1 are proposed forms of City ordinances approving the requested boundary changes and amending the respective Initial CDD Ordinances to reflect the new external boundaries of the Initial Districts in the manner set forth in this Consolidated Petition.

### **Information Required for the Petition to Establish the New Districts**

17. Proposed Metes and Bounds Descriptions of New Districts. As required by Section 190.005(1)(a)1 of the Act, annexed as Composite Exhibit B-2 are metes and bounds descriptions of the external boundaries of each of the proposed New Districts

18. Consents of Affected Landowners. As required by Section 190.005(1)(a)2 of the Act, annexed as Composite Exhibit C are the written consents of the owners of 100 percent of the properties affected by the modifications of the external boundaries of the Initial Districts and the establishment of the New Districts as requested in this Consolidated Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Consolidated Petition by the Boards of the Initial Districts constitutes consents of the other landowners within the Initial Districts.

19. Initial Boards of Supervisors of New Districts. As required by Section 190.005(1)(a)3, the following persons shall be the initial members of the boards of supervisors of the proposed New Districts, each of whom is a resident of the State of Florida and a citizen of the

United States, and each of whom shall serve in that office until replaced by elected members as provided in Section 190.006 of the Act:

(a) District No. 7:

- (i) David Graham
- (ii) Jennifer Davis
- (iii) Stephen Okiye
- (iv) Amy Eason
- (v) Jeff Greenwalt

(b) District No. 8:

- (i) David Graham
- (ii) Jennifer Davis
- (iii) Stephen Okiye
- (iv) Amy Eason
- (v) Jeff Greenwalt

(c) District No. 9:

- (i) James Fitzgerald
- (ii) Frank Covelli
- (iii) Steven Dassa
- (iv) Anissa Cruz
- (v) Tyler Gaffney

(d) District No. 10:

- (i) David Graham
- (ii) Jennifer Davis



- (iii) Stephen Okiye
- (iv) Amy Eason
- (v) Jeff Greenwalt

20. Proposed Names of New Districts. As required by Section 190.005(1)(a)4 of the Act, the following are the proposed names of the New Districts:

- (a) Southern Grove Community Development District No. 7
- (b) Southern Grove Community Development District No. 8
- (c) Southern Grove Community Development District No. 9
- (d) Southern Grove Community Development District No. 10

21. Proposed External Boundaries of (all of) the Districts. As required by Section 190.005(1)(a)5 of the Act, annexed as Exhibit A-2 is a map depicting the proposed external boundaries of (all of) the Districts following the changes as requested in this Consolidated Petition and showing current major trunk water mains and sewer interceptors and outfalls.

22. No Change to Timetable for Construction of Services. In response to Section 190.005(1)(a)6 of the Act, the timetable for construction of services to be provided by the Districts to all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed establishment of the New Districts. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, but such changes would not result from establishment of the New Districts as proposed in this Consolidated Petition.

23. No Change to Future Uses. In response to Section 190.005(1)(a)7 of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, will not change as a result of the proposed establishment of the New Districts. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from establishment of the New Districts as proposed in this Consolidated Petition.

24. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 of the Act, annexed as Exhibit D is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

25. Authorizing Resolution of District Boards. Annexed as Exhibit E is a joint resolution of the Boards of the Initial Districts authorizing (a) expansions and contractions of the respective Initial District external boundaries as requested in this Consolidated Petition, (b) establishment of the New Districts as requested in this Consolidated Petition, (c) joinder in this Consolidated Petition, (d) submission of this Consolidated Petition to the City, (e) acceptance by District No. 1 as Administration District of Joinders by the New Districts in the District Interlocal Agreement, and (f) execution of the Assignment and Assumption Agreements (defined below).

26. Statutory Requirements for Establishment of New Districts Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed establishment of the New Districts:

(a) The New Districts 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;

(b) The properties comprising each of the New Districts will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by (all of) the Districts;

(d) The community development facilities and services of the Districts will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by one of the Districts is amenable to separate special-purpose government.

27. Special Powers Requested Consistent with Initial CDD Ordinances. Each of the Initial CDD Ordinances incorporate the consent of the City to the exercise by the respective Initial District of certain special powers in the manner permitted by the Act, as follows:

(a) Pursuant to Section 190.012(2)(a) of the Act, the City consented to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling the District to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks and other vehicles and

equipment; (3) school buildings and related structures, which may be leased, sold or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries. Notwithstanding anything to the contrary set forth in the establishing ordinance, the District shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

(b) The City further consented to the exercise by the District of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes and Chapter 74, Florida Statutes, over any property outside the boundaries of the District and within the City (except municipal, county, state and federal property) for the uses and purposes of the District relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that the District shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

(c) The foregoing powers are in addition, and supplemental, to the powers which the District is entitled to exercise pursuant to the Act.

(d) As permitted by the Act, the City approved the District's exercise, outside of its boundaries, of the powers granted in the Act and in the establishing ordinance, subject to the terms of the establishing ordinance, for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

The Petitioners, joined by the Boards of the Initial Districts, respectfully request that each of the ordinances establishing the New Districts incorporate like consents of the City to the exercise by the respective New District of identical special powers in the manner permitted by the Act. By affording such consent, the City would preserve throughout the Southern Grove project the continuity of identical powers currently held by each of the Initial Districts.

28. Proposed Forms of Ordinances Establishing New Districts. Annexed as Composite Exhibit F-2 are proposed forms of City ordinances establishing the New Districts in the manner set forth in this Consolidated Petition.

## Conforming Actions by Initial Districts and New Districts

29. Joinders of New Districts in District Interlocal Agreement and the Indentures. Upon establishment of the New Districts, each such New District shall execute a written Joinder and thereby become a party to the District Interlocal Agreement and the Indentures, assuring that the New Districts will continue participating in the coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Southern Grove project and across all of the Districts; District No. 1 or other District designated as the Administration District shall accept each such Joinder for itself and on behalf of each of the other Initial Districts.

30. Assignments and Assumptions of Non-Ad Valorem Assessments. Upon approval of the matters requested in this Consolidated Petition, the Districts shall execute and deliver such assignment and assumption agreements (each an “**Assignment and Assumption Agreement**”) by which:

(a) Each of the Districts (as an “**Assigning District**”) shall assign to the appropriate other District (as an “**Assuming District**”) the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the external boundaries of the Assuming District; and

(b) Each Assuming District shall assume from the respective Assigning District such Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the external boundaries of the Assuming District.

## Certification of Petition

Consistent with the requirement set forth in Section 190.005(1)(e)1 of the Act, the Petitioners, joined by the Boards of the Initial Districts, certify that all statements contained within this Consolidated Petition are true and correct.

\* \* \*

**WHEREFORE**, the Petitioners, joined by the Boards of Supervisors of the Initial Districts, hereby respectfully request that the City Council:

A. Direct City staff to notice public hearings, in the same manner as the City Council notices other proposed City ordinances and ordinance amendments, to consider whether to grant the Consolidated Petition.

B. Following the public hearings, grant the petition and enact ordinances pursuant to applicable law:

(i) Amending the Initial CDD Ordinances to reflect the new external boundaries of the Initial Districts, each in the manner proposed in Composite Exhibit F-1, and

(ii) Establishing the New Districts, each in the manner proposed in Composite Exhibit F-2.

*[Signatures on following pages]*

RESPECTFULLY SUBMITTED this 19 day of April, 2022.

WITNESSES:

Jason Corp  
Print Name: Jason Corp

Sheri Delgrosso  
Print Name: Sheri Delgrosso

STATE OF FLORIDA  
COUNTY OF Palm Beach

MATTAMY PALM BEACH LLC  
A Delaware limited liability company

By: [Signature]  
Print Name: Tony Palumbo  
Title: Vice President

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19 day of April, 2022, by Tony Palumbo as VP of, MATTAMY PALM BEACH LLC, a Delaware limited liability company, and who is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Julie G. Hurst  
Notary Public-State of Florida  
Print Name: Julie G. Hurst  
My Comm'n Exp.: 1-22-24



RESPECTFULLY SUBMITTED this 11 day of May, 2022.

WITNESSES:

**PORT ST. LUCIE GOVERNMENTAL  
FINANCE CORPORATION**

A Florida corporation not for profit

JPadova

Print Name: Jasmin Padova

By: Russ Blackburn  
Print Name: LEO Russ Blackburn  
Title: \_\_\_\_\_

Salome Angrand

Print Name: Salome Angrand

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11 day of May, 2022, by Russ Blackburn as Chief financial officer of the PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida corporation not for profit, and who is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

JPadova

Notary Public-State of Florida  
Print Name: Jasmin Padova  
My Comm'n Exp.: 1/25/2026



JASMIN PADOVA  
Commission # HH 199754  
Expires January 25, 2026

RESPECTFULLY SUBMITTED this 11<sup>TH</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

By: [Signature]  
Print Name: FRANK COVELLI  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covelli, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 1. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.

[Notary Seal]



[Signature]  
Notary Public—State of Florida  
Julie Hurst  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24

\* \* \*



RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

By: [Signature]  
Print Name: FRANK COVELLI  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covelli, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 2. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.

[Notary Seal]

[Signature]  
Notary Public—State of Florida

Julie Hurst  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24



\* \* \*

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

By: [Signature]  
Print Name: FRANK COVELLE  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covelli, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 3. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.



[Signature]  
Notary Public—State of Florida  
[Signature]  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24

\* \* \*

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

By: [Signature]  
Print Name: FRANK COVELLI  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covelli, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 4. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.



[Signature]  
Notary Public—State of Florida

Julie Hurst  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24

\* \* \*

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

By: [Signature]  
Print Name: FRANK COVELLI  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covelli, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 5. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.

[Notary Seal]



[Signature]  
Notary Public—State of Florida

Julie Hurst  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24

\* \* \*

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of APRIL, 2022.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

By: [Signature]  
Print Name: FRANK COVELL  
Title: CHAIRMAN

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by Frank Covell, the Chairman of the Board of Supervisors of Southern Grove Community Development District No. 6. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of April, 2022.

[Notary Seal]



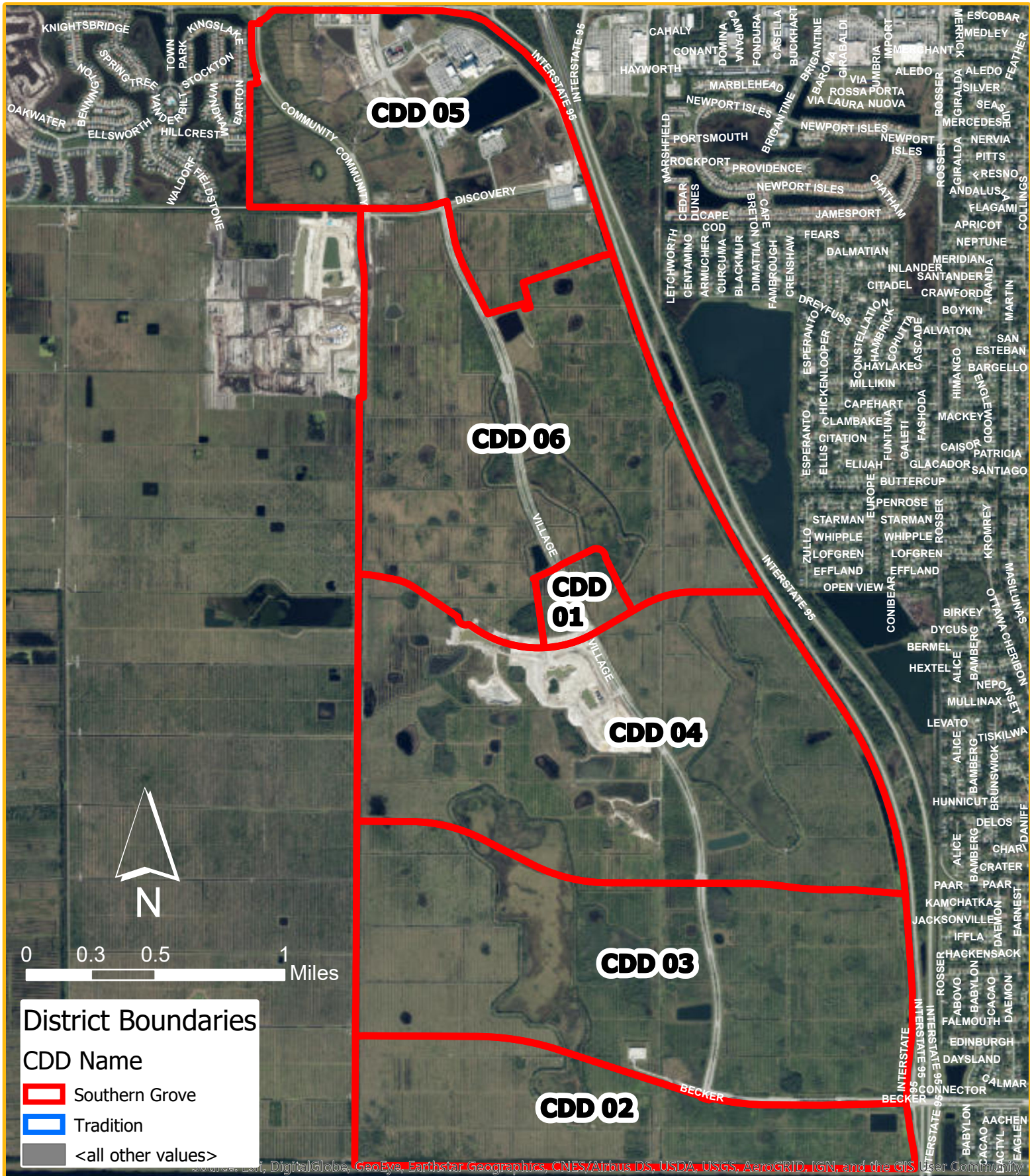
[Signature]  
Notary Public—State of Florida

Julie Hurst  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: 1-22-24

\* \* \*

**EXHIBIT A-1**

**MAP DEPICTING THE CURRENT EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**



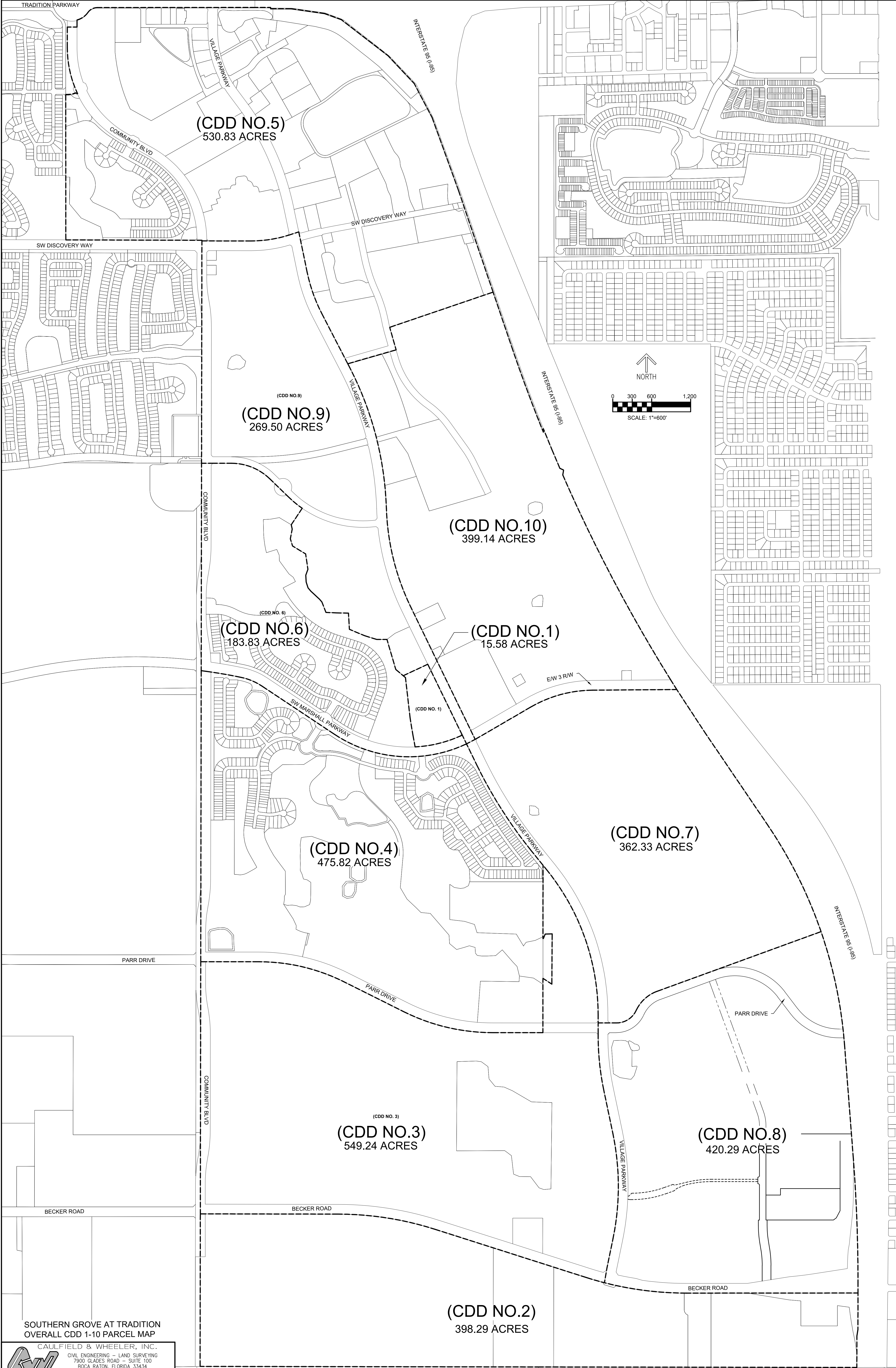
**CULPEPPER &  
TERPENING INC**

# SOUTHERN GROVE CDD NO. 1 DISTRICT BOUNDARIES

**EXHIBIT A-2**

**MAP DEPICTING THE PROPOSED EXTERNAL BOUNDARIES OF THE SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS FOLLOWING EXPANSIONS  
AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL  
DISTRICTS AND ESTABLISHMENT OF THE NEW DISTRICTS**





**SOUTHERN GROVE AT TRADITION  
OVERALL CDD 1-10 PARCEL MAP**

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

REVISED CDD 7, 8, 10 BOUNDARIES & LAND AREAS PER CLIENT 5-10-21 /  
 REVISE CDD BOUNDARIES 7, 8, & 10 PER CLIENT 7-27-21

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23

**COMPOSITE EXHIBIT B-1**

**PROPOSED METES AND BOUNDS DESCRIPTIONS OF THE INITIAL SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS AFTER THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF EXTERNAL BOUNDARIES**

**DESCRIPTION: (CDD NO.1)**


A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF PARCEL 25D, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND EXHIBIT J AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 25D; THENCE SOUTH 25°57'22" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 25D, ALSO BEING THE WESTERLY LINE OF VILLAGE PARKWAY RIGHT-OF-WAY, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, A DISTANCE OF 1183.58 FEET; THENCE CONTINUE SOUTH 25°57'22" EAST ALONG THE EASTERLY LINE OF SAID EXHIBIT J, A DISTANCE OF 30.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EXHIBIT J, SAID POINT BEING A POINT ON A CURVE CONCAVE THE THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET AND WHOSE CHORD BEARS SOUTH 65°07'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF EXHIBIT J, THROUGH A CENTRAL ANGLE OF 00°44'39", A DISTANCE OF 25.00 FEET; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1925.00 FEET AND WHOSE CHORD BEARS SOUTH 76°20'15" WEST, THROUGH A CENTRAL ANGLE OF 21°41'05", A DISTANCE OF 728.55 FEET TO A POINT OF NON-TANGENCY, (THE PRECEDING COURSE BEING ALONG THE NORTHERLY RIGHT-OF-WAY OF E/W 3 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF TRACT RW, OF THE PLAT OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL 25D; THENCE NORTH 10°18'26" WEST, A DISTANCE OF 177.67 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8502.29 FEET AND A RADIAL LINE FROM SAID POINT OF NORTH 79°38'59" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF OF 01°45'20", A DISTANCE OF 260.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°35'41" WEST, A DISTANCE OF 23.75 FEET; THENCE NORTH 06°33'44" WEST, A DISTANCE OF 615.99 FEET; THENCE NORTH 49°58'54" WEST, A DISTANCE OF 45.03 FEET ( THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID WESTERLY LINE OF PARCEL 25D) TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 25D; THENCE NORTH 64°58'12" EAST ALONG SAID NORTHERLY LINE OF PARCEL 25D, A DISTANCE OF 417.52 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15.58 ACRES MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)–392–1991 / FAX (561)–750–1452

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 1  
 SKETCH OF DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060–CDD1

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLATTED BEARING OF SOUTH 25°57'22" EAST ALONG THE EAST LINE OF PARCEL 25D (ALSO BEING THE WEST LINE OF VILLAGE PARKWAY) SOUTHERN GROVE PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, ON PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**LEGEND ABBREVIATIONS**

- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
| F.B. - FIELD BOOK                     | R - RADIUS                     |
| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        |                                |

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 1  
 SKETCH OF DESCRIPTION**

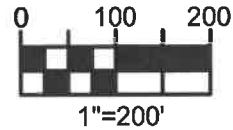
DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD1

WATER MANAGEMENT TRACT NO. 1  
(P.B. 74, PAGE 10)

P.O.B.

NE CORNER OF PARCEL 25D  
(P.B. 74, PAGE 10)

NORTHERLY LINE OF PARCEL 25D  
(P.B. 74, PAGE 10)



N49°58'54"W  
45.03'

N64°58'12"E 417.52'

10' PUE  
10' IQE

VILLAGE PARKWAY (TRACT R-1)  
O.R.B. 2899, PG. 2933  
WESTERLY R/W LINE OF VILLAGE PARKWAY AND EAST LINE OF EXHIBIT J (O.R.B. 2899, PAGE 2933)

SOUTHERN GROVE PLAT NO. 26  
(P.B. 84, PAGE 35)

S. LINE SECTION 22  
N. LINE SECTION 27

CONSERVATION TRACT-15  
(P.B. 74, PAGE 10)  
(P.B. 61, PAGE 17)

WESTERLY LINE OF PARCEL 25D  
(P.B. 74, PAGE 10)

N06°33'44"W 615.99'

15.57 AC  
678354 S.F.

(CDD NO.1)

PARCEL 25D  
SOUTHERN GROVE PLAT NO. 13  
(P.B. 74, PAGE 10)

BEARING BASE  
S25°57'22"E 1183.58'

EASTERLY LINE OF PARCEL 25D  
(P.B. 74, PAGE 10)

N08°35'41"W 23.75'

R=8502.29'  
Δ=1°45'20"  
L=260.51'

R.L.  
N79°38'59"E

S14°14'30"W 38.73'

S25°57'22"E  
30.05'

EXHIBIT J  
O.R.B. 2899, PG. 2933

N10°18'26"W 177.67'

10' PUE

CB=S76°20'15"W  
R=1925.00' Δ=21°41'05" L=728.55'

R=1925.00'  
Δ=0°44'39"  
L=25.00'  
CB=S65°07'23"W

O.R.B. 2899, PG. 2933  
TRACT RW (P.B 75, PG. 4)

SW MARSHALL PARKWAY

E/W 3 R/W (150' RIGHT-OF-WAY)

DEL WEBB AT TRADITION  
(P.B. 75, PAGE 4)

NORTHERLY LINE OF E/W 3 R/W TRACT RW AND EXHIBIT J  
(O.R.B. 2899, PG.2933 & TRACT RW (P.B 75, PG. 4)

SHEET 3 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 1  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD1

**DESCRIPTION: (CDD NO.2)**


A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGE 17 AND A PORTION OF TRACT R-2 (BECKER ROAD), PER SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND A PORTION OF COMMUNITY BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHERN GROVE REPLAT NO. 30; THENCE NORTH 00°05'54" EAST ALONG THE WEST LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30 AND THAT PORTION OF SAID COMMUNITY BOULEVARD, A DISTANCE OF 2348.82 FEET; THENCE SOUTH 89°54'26" EAST ALONG THAT PORTION OF SAID COMMUNITY BOULEVARD, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BECKER ROAD AND THE NORTH LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30, A DISTANCE OF 2123.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD AND THE NORTHERLY LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30, THROUGH A CENTRAL ANGLE OF 17°35'06", A DISTANCE OF 1511.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°19'20" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD AND THE NORTHERLY LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30, A DISTANCE OF 2451.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND PORTIONS OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD AND PORTIONS OF THE NORTHERLY LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30, THROUGH A CENTRAL ANGLE OF 17°42'45", A DISTANCE OF 1562.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'55" EAST ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD AND A PORTION OF THE NORTHERLY LINE OF SAID PLAT OF SOUTHERN GROVE REPLAT NO. 30 AND ALSO BISECTING A PORTION OF BECKER ROAD, A DISTANCE OF 2640.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID POINT ALSO BEING ALONG THE EASTERLY BOUNDARY LINE OF SAID SOUTHERN GROVE PLAT NO. 3; THENCE SOUTH 00°05'02" WEST, A DISTANCE OF 563.02 FEET; THENCE SOUTH 09°10' 27" WEST, A DISTANCE OF 101.27 FEET; THENCE SOUTH 00°05'02" WEST, A DISTANCE OF 483.43 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, ALSO BEING ALONG THE EASTERLY BOUNDARY LINE OF SAID SOUTHERN GROVE PLAT NO. 3) TO A POINT ON THE SOUTH LINE OF SAID SOUTHERN GROVE REPLAT NO. 30, ALSO BEING THE SOUTH LINE OF SAID SOUTHERN GROVES PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837; THENCE NORTH 89°54'36" WEST, A DISTANCE OF 4896.74 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 5221.44 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID SOUTH LINE OF SOUTHERN GROVE REPLAT NO. 30 AND SAID SOUTH LINE OF SOUTHERN GROVES PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1969, PAGE 837) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 398.29 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD2

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 2  
 SKETCH OF DESCRIPTION**

**LEGEND ABBREVIATIONS**

Δ – DELTA (CENTRAL ANGLE)	PG. – PAGE
CB – CHORD BEARING	P.B. – PLAT BOOK
CD – CHORD DISTANCE	P.O.B. – POINT OF BEGINNING
E – EAST/EASTERLY	P.O.C. – POINT OF COMMENCEMENT
ESMT – EASEMENT	PUE – PUBLIC UTILITY EASEMENT
F.B. – FIELD BOOK	R – RADIUS
FPL – FLORIDA POWER AND LIGHT COMPANY	R.L. – RADIAL LINE
IQE – IRRIGATION EASEMENT	R/W – RIGHT-OF-WAY
L – ARC LENGTH	S – SOUTH/SOUTHERLY
L.B. – LICENSED BUSINESS	W – WEST/WESTERLY
N – NORTH/NORTHERLY	WMT – WATER MANAGEMENT TRACT
O.R.B. – OFFICIAL RECORDS BOOK	

**NOTES:**

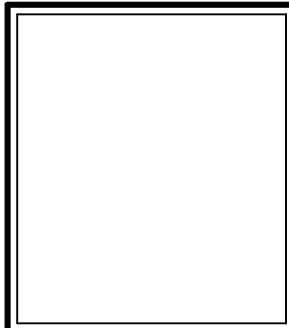
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF NORTH 89°54'26" WEST ALONG THE SOUTH LINE OF TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**SHEET 2 OF 6**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 9/14/2020

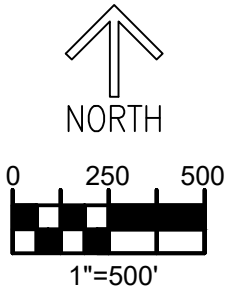
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD2

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 2  
 SKETCH OF DESCRIPTION**



(PARCEL 28)  
**SOUTHERN GROVE PLAT NO. 3**  
 (P.B. 61, PG. 17)

SOUTHERLY R/W LINE OF BECKER ROAD (O.R.B. 2899, PAGE 2933)

$L=1511.56'$   
 $R=4925.00'$   
 $\Delta=17^{\circ}35'06''$

COMMUNITY BOULEVARD  
 ORB 2899 PG 2933  
 ORB 3935 PG 2997

**BECKER ROAD**

150' RIGHT-OF-WAY  $S89^{\circ}54'26''E$  2123.92'

10' P.U.E.

660'

COMMUNITY BOULEVARD R/W (ORB 3935, PG. 2997)

75'

(CDD NO. 2)

(TRACT B)  
**SOUTHERN GROVES REPLAT NO. 30**  
 (P.B. 87, PG. 17)

(UNPLATTED)

30' PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS / EGRESS (O.R.B. 557, PAGE 676)

WEST LINE OF SOUTHERN GROVE PARCEL (O.R.B. 1969, PAGE 838) ALSO THE WEST LINE OF SOUTHERN GROVE REPLAT NO. 30 (P.B. 87 PAGE 17)

1688.82'  
 $N00^{\circ}05'34''E$  2348.82'

SOUTH LINE SOUTHERN GROVE REPLAT NO. 30 (P.B. 87, PAGE 17)  
 S LINE SOUTHERN GROVES PARCEL (O.R.B. 1969, PAGE 1837)

$N89^{\circ}54'26''W$  5221.44'  
 (BEARING BASE)

**P.O.B. SW CORNER OF SOUTHERN GROVE REPLAT NO. 30**  
 (P.B. 87, PG. 17)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23

MATCHLINE SEE SHEET 4 OF 6

SHEET 3 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

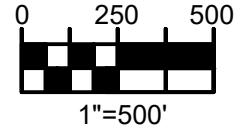
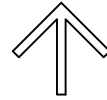
SCALE AS SHOWN

JOB NO. 8060-CDD2

**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 2**  
**SKETCH OF DESCRIPTION**



(PARCEL 28)  
(P.B. 61, PG. 17)



L=1511.56'  
R=4925.00'  
Δ=17°35'06"

SOUTHERLY R/W LINE OF BECKER ROAD (O.R.B. 2899, PAGE 2933)

L=1511.56'  
R=4925.00'  
Δ=17°35'06"

MATCHLINE SEE SHEET 3 OF 6

FLORIDA POWER AND LIGHT COMPANY PARCEL 28-A

BECKER ROAD  
150' RIGHT-OF-WAY

S72°19'20"E 2451.74'

10' P.U.E.

(CDD NO. 2)

(TRACT B)  
SOUTHERN GROVES REPLAT  
NO. 30 (P.B. 87, PG. 17)

(TRACT F)  
(P.B. 87, PG. 17)

60' FPL EASEMENT DB 234 PAGE 102 & DB 238 PAGE 134

MATCHLINE SEE SHEET 5 OF 6

SOUTH LINE SOUTHERN GROVE REPLAT NO. 30 (P.B. 87, PAGE 17)  
S LINE SOUTHERN GROVES PARCEL (O.R.B. 1969, PAGE 837)

N89°54'26"W 5221.44'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23

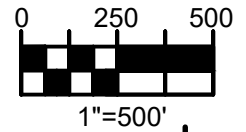


CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 2  
SKETCH OF DESCRIPTION

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD2



(PARCEL 28)  
(P.B. 61, PG. 17)

(PARCEL 30)  
(P.B. 61, PG. 17)

FLORIDA  
POWER AND  
LIGHT  
COMPANY  
PARCEL 28-A

SOUTHERLY R/W LINE OF BECKER ROAD  
(O.R.B. 2899, PAGE 2933)

R=5075.00'  
Δ=17°42'45"  
L=1568.89'  
CD=1562.65'  
CB=S81°10'43"E

S72°19'20"E 2451.74'

10' P.U.E.

BECKER ROAD  
150' RIGHT-OF-WAY

(TRACT R-2)  
(P.B. 61, PAGE 17)

MATCHLINE SEE SHEET 4 OF 6

(TRACT F)  
(P.B. 87, PG. 17)

60' FPL EASEMENT DB 234 PAGE 102  
& DB 238 PAGE 134  
110' FPL EASEMENT ORB  
97 PAGE 505

(CDD NO. 2)

(TRACT D)  
SOUTHERN GROVES REPLAT  
NO. 30 (P.B. 87, PG. 17)

(TRACT G)  
(P.B. 87, PG. 17)

MATCHLINE SEE SHEET 6 OF 6

N89°54'36"W 4896.74'

SOUTH LINE SOUTHERN GROVE REPLAT NO. 30  
(P.B. 87, PAGE 17)  
S LINE SOUTHERN GROVES PARCEL  
(O.R.B. 1969, PAGE 837)

SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT CANAL C-23

SHEET 5 OF 6



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SOUTHERN GROVE AT TRADITION  
CDD NO. 2  
SKETCH OF DESCRIPTION

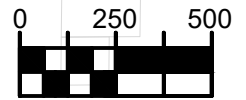
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD2



1"=500'

(PARCEL 30)  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PG. 17)

SOUTHERLY R/W LINE OF BECKER ROAD (O.R.B. 2899, PAGE 2933)

BECKER ROAD (TRACT R-2)  
(P.B. 61, PAGE 17)

N89°57'55"E 2640.42'

10' P.U.E.

TRACT R-2  
(P.B. 61, PAGE 17)

(CDD NO. 2)

(TRACT A)  
SOUTHERN GROVES REPLAT  
NO. 30 (P.B. 87, PG. 17)

INTERSTATE 95

S00°05'02"W  
563.02'

S09°10'27"W  
101.27'

S00°05'02"W  
483.43'

WESTERLY R/W LINE OF INTERSTATE 95  
F.D.O.T. R/W MAP FOR S.R. NO. 9 (I-95)  
SECTION 94001-2412, DATED 6-02-77  
LAST REVISED 9-11-79, ALSO THE EASTERLY  
BOUNDARY OF SOUTHERN GROVE PLAT NO. 3

N89°54'36"W 4896.74'

SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT CANAL C-23

SOUTH LINE SOUTHERN GROVE REPLAT NO. 30  
(P.B. 87, PAGE 17)  
S LINE SOUTHERN GROVES PARCEL  
(O.R.B. 1969, PAGE 837)

MATCHLINE SEE SHEET 5 OF 6

(TRACT G)  
(P.B. 87, PG. 17)

SHEET 6 OF 6



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SOUTHERN GROVE AT TRADITION  
CDD NO. 2  
SKETCH OF DESCRIPTION

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD2

**DESCRIPTION: (CDD NO. 3)**

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF PARCEL 27D, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PARCEL 28, PARCEL 28-A AND CONSERVATION TRACT NO. 12 AND A PORTION OF TRACT R-2, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, A PORTION OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), A PORTION OF BECKER ROAD AND A PORTION OF COMMUNITY BOULEVARD, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWEST CORNER OF PARCEL 29 AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 3, SAID POINT BEING A POINT ON THE WEST LINE OF SOUTHERN GROVE PARCEL (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG SAID WEST LINE OF SOUTHERN GROVE PARCEL, A DISTANCE OF 3882.64 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3; THENCE NORTH 90°00'00" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 75.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 823.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°26'39" EAST, DISTANCE OF 1026.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'04", A DISTANCE OF 1424.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 772.16 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE) AND THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3) TO A POINT ON THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'34" EAST ALONG SAID WEST LINE OF 60 FOOT WIDE EASEMENT, A DISTANCE OF 746.94 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF CONSERVATION TRACT-16, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 89.37 FEET; THENCE SOUTH 57°00'52" EAST ALONG THE SOUTH LINE OF CONSERVATION TRACT-16A, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 163.83 FEET; THENCE NORTH 00°20'27" EAST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 774.56 FEET; THENCE SOUTH 88°07'51" WEST, A DISTANCE OF 107.59 FEET; THENCE SOUTH 22°21'54" WEST, A DISTANCE OF 71.79 FEET; THENCE SOUTH 65°00'04" WEST, A DISTANCE OF 7.42 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID CONSERVATION TRACT-16A); THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16, A DISTANCE OF 52.59 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF CONSERVATION TRACT-18, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 822.67 FEET; THENCE NORTH 00°02'34" EAST ALONG THE EAST LINE OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 254.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (EXHIBIT A) AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE SOUTH 38°56'28" EAST, A DISTANCE OF 97.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3546.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°56'28", A DISTANCE OF 2410.05 FEET TO A POINT OF TANGENCY;

(DESCRIPTION CONTINUED ON SHEET 2)

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 6**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 3  
 SKETCH OF DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD3

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 317.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°51'40" EAST, A DISTANCE OF 675.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3969.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°32'02", A DISTANCE OF 1630.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 11°40'22" WEST, A DISTANCE OF 461.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3201.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°09'16", A DISTANCE OF 232.10 FEET (THE PRECEDING EIGHT COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ITS SOUTHERLY PROLONGATION) TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5075.00 FEET AND WHOSE CHORD BEARS NORTH 73°57'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°16'25", A DISTANCE OF 289.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°19'20" WEST, A DISTANCE OF 2451.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°35'06", A DISTANCE OF 1511.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 54'26" WEST, A DISTANCE 2123.92 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, CITY OF PORT ST LUCIE, EXHIBIT G, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 549.24 ACRES, MORE OR LESS.

**LEGEND ABBREVIATIONS**

- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
| F.B. - FIELD BOOK                     | R - RADIUS                     |
| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        |                                |

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF NORTH 89°54'26" WEST ALONG THE NORTH LINE OF TRACT B, SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.



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SOUTHERN GROVE AT TRADITION  
 CDD NO. 3  
 SKETCH OF DESCRIPTION

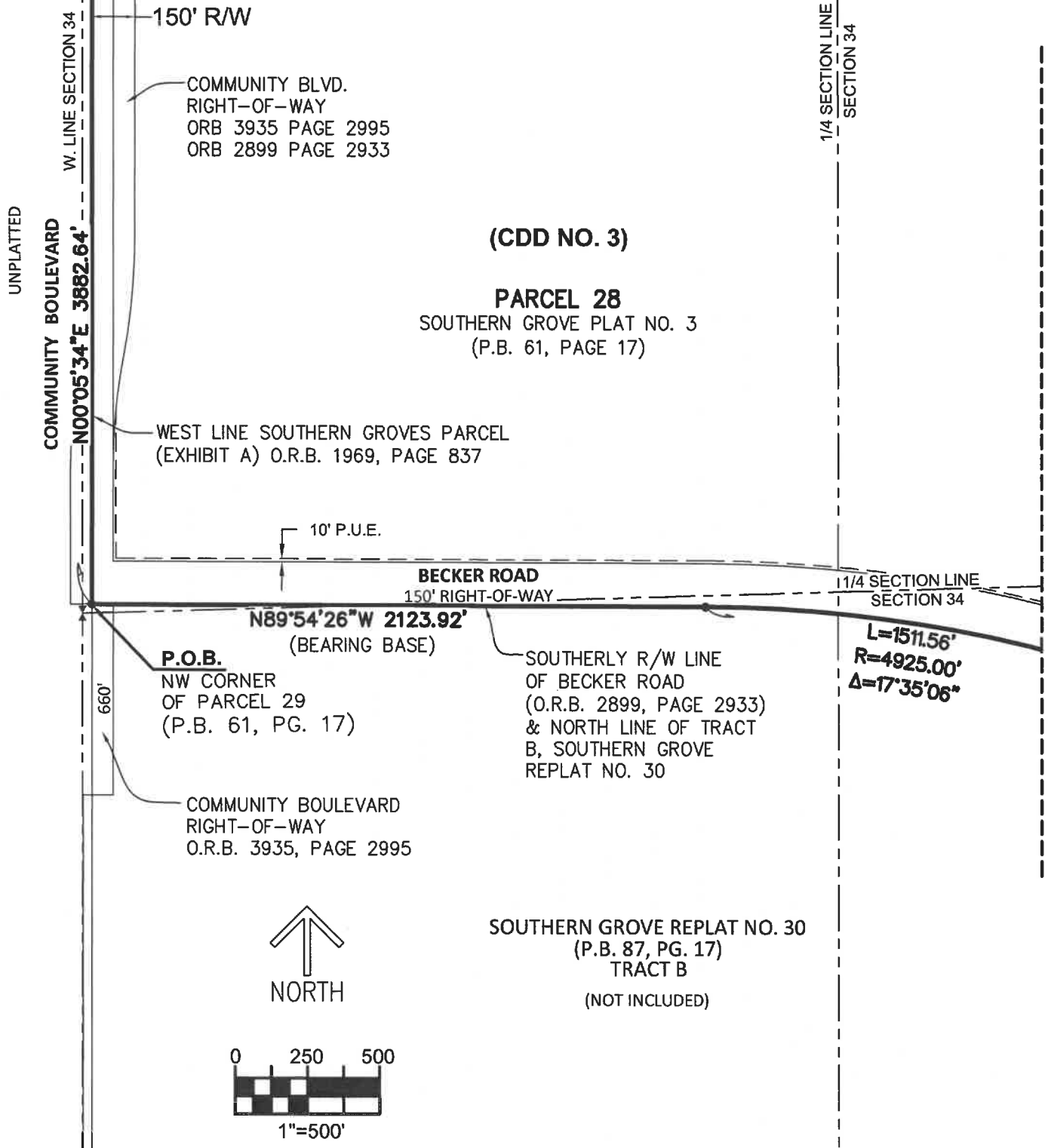
DATE 9/14/2020


DRAWN BY R.A.B.

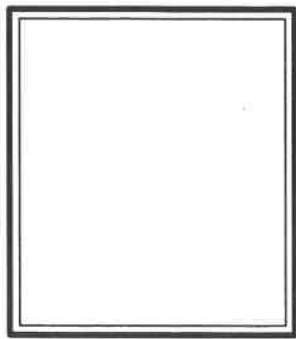
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD3

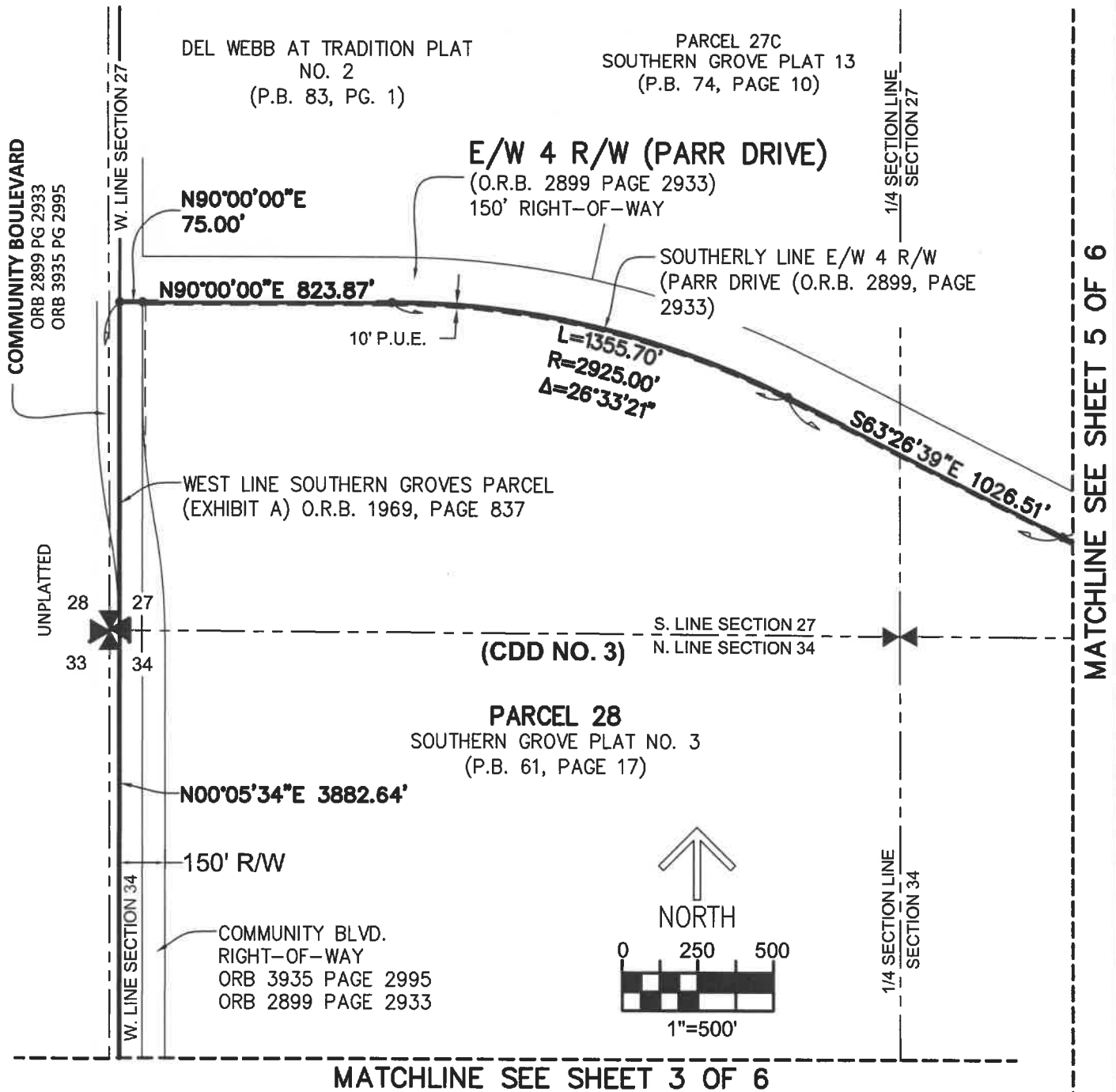



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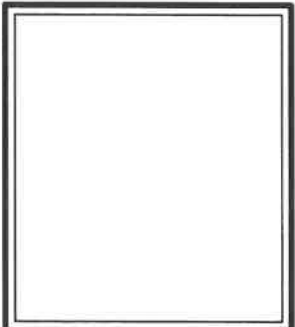
DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD3

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 3  
 SKETCH OF DESCRIPTION**

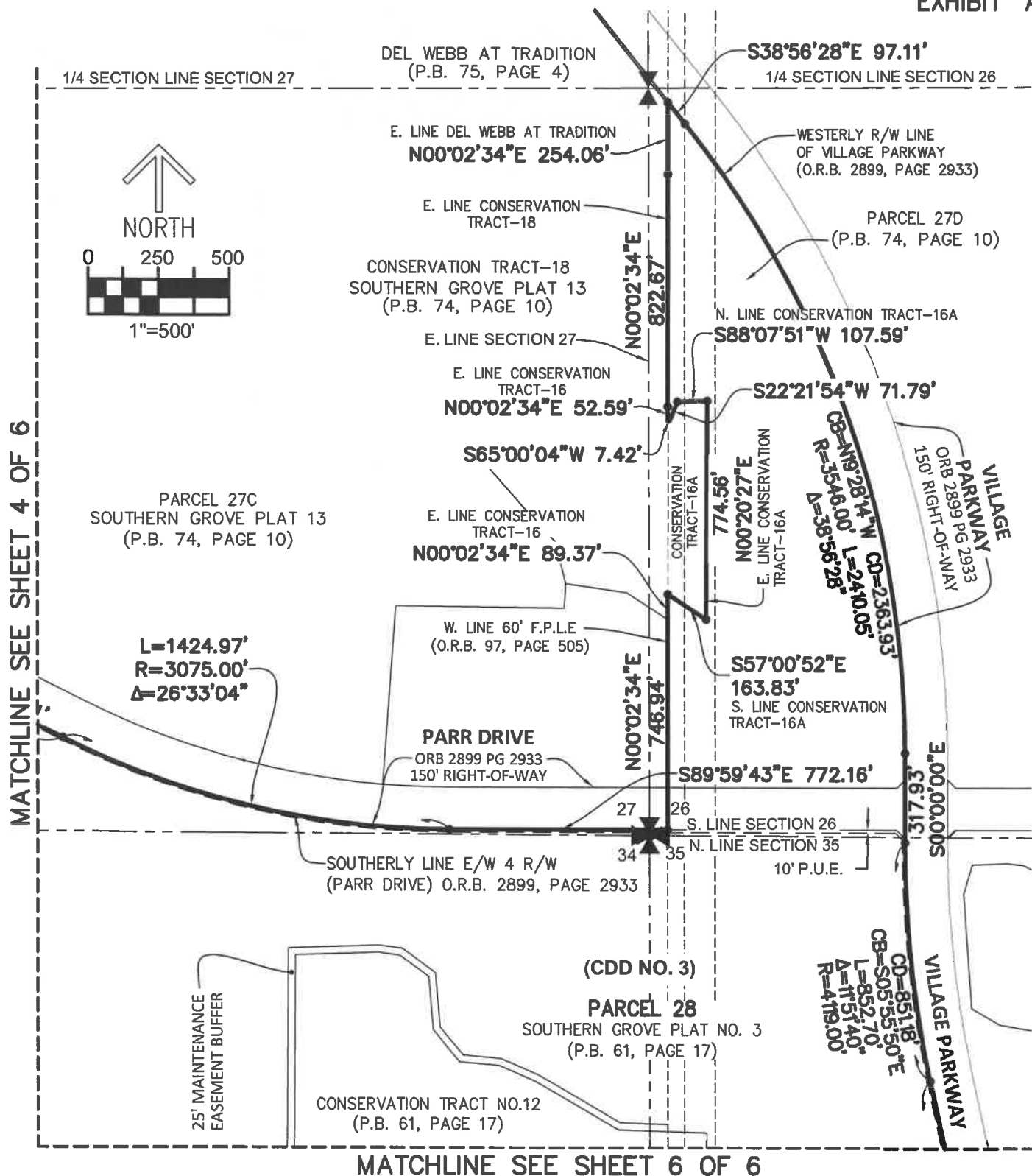



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**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 3**  
**SKETCH OF DESCRIPTION**

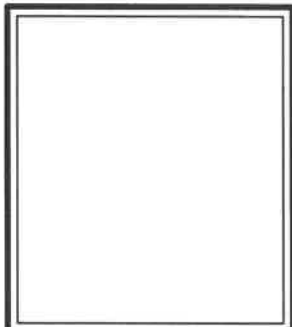


DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD3



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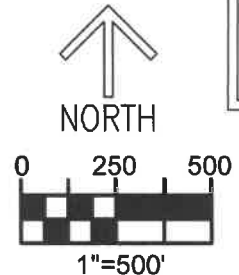
**SOUTHERN GROVE AT TRADITION  
 CDD NO. 3  
 SKETCH OF DESCRIPTION**



DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD3



MATCHLINE SEE SHEET 3 OF 6



25' MAINTENANCE EASEMENT BUFFER

(CDD NO. 3)

**PARCEL 28**  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

CONSERVATION TRACT NO.12  
(P.B. 61, PAGE 17)

CONSERVATION TRACT NO.12  
(P.B. 61, PAGE 17)

(CDD NO. 3)

**PARCEL 28**  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

1/4 SECTION LINE  
SECTION 34

1/4 SECTION LINE  
SECTION 35

**BECKER ROAD**  
(150' RIGHT-OF-WAY)  
ORB 2899 PG 2933

FPL COMPANY  
PARCEL  
PARCEL  
28-A

SOUTHERLY R/W LINE  
OF BECKER ROAD  
(O.R.B. 2899, PAGE 2933)  
& NORTH LINE OF TRACT  
B, SOUTHERN GROVE  
REPLAT NO. 30

SOUTHERN GROVE REPLAT NO. 30  
(P.B. 87, PG. 17)  
(NOT INCLUDED)

R=3201.00'  
Δ=4°09'16"  
L=232.10'  
CD=232.05'  
CB=S09°35'44"W

R=5075.00'  
Δ=3°16'25"  
L=289.96'  
CD=289.92'  
CB=N73°57'32"W

SHEET 6 OF 6



CAULFIELD & WHEELER, INC.

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**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 3**  
**SKETCH OF DESCRIPTION**

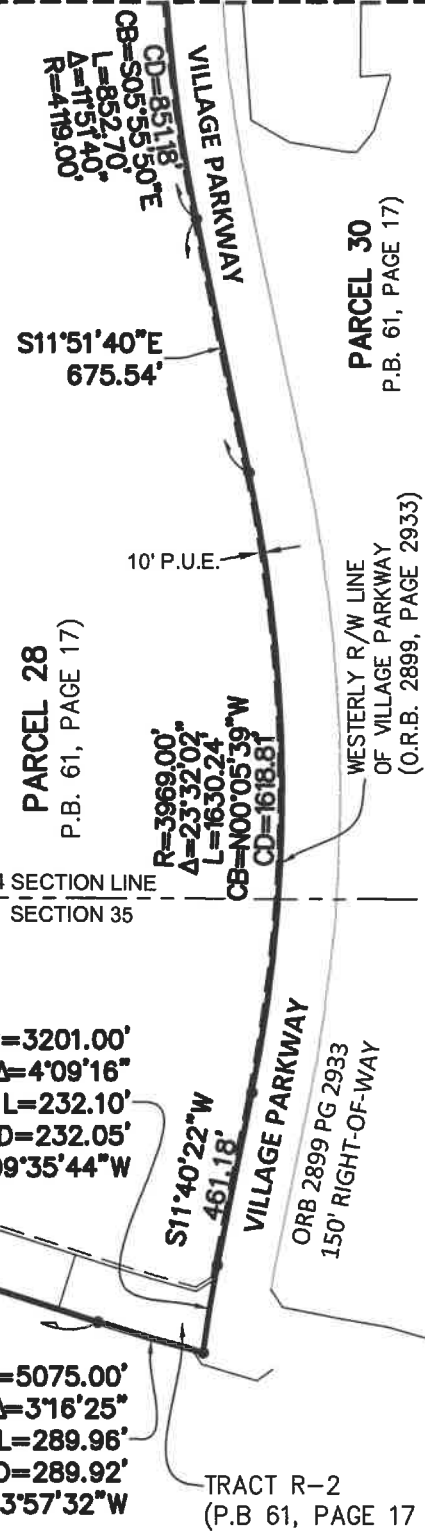
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD3



**PARCEL 30**  
P.B. 61, PAGE 17

**PARCEL 28**  
P.B. 61, PAGE 17

E. LINE SECTION 35

60' FPL EASEMENT ORB 97 PG 505

110' FPL EASEMENT DB 234 PAGE 102 & DB  
238 PAGE 134

**DESCRIPTION: (CDD NO. 4)**

A PARCEL OF LAND LYING IN SECTIONS 22, 26, 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, A PORTION OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, DEL WEBB AT TRADITION PLAT NO. 2, AS RECORDED IN PLAT BOOK 83, PAGE 1, A PORTION OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), AND A PORTION OF COMMUNITY BOULEVARD, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2938, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 363.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 6901.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°59'06", A DISTANCE OF 1563.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°56'28" EAST, A DISTANCE OF 290.24 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY) TO A POINT ON THE EAST LINE OF SAID DEL WEBB AT TRADITION; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID DEL WEBB AT TRADITION, A DISTANCE OF 254.06 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-18, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 822.67 FEET; THENCE CONTINUE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-16, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 52.59 FEET TO A POINT ON THE NORTH LINE OF CONSERVATION TRACT-16A, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13; THENCE NORTH 65°00'04" EAST, A DISTANCE OF 7.42 FEET; THENCE NORTH 22°21'54" EAST, A DISTANCE OF 71.79 FEET; THENCE NORTH 88°07'51" EAST, A DISTANCE OF 107.59 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTH LINE OF CONSERVATION TRACT-16A); THENCE SOUTH 00°20'27" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 774.56 FEET; THENCE NORTH 57°00'52" WEST ALONG THE SOUTH LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 163.83 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16, A DISTANCE OF 89.37 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 746.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'43" WEST, DISTANCE OF 772.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'04", A DISTANCE OF 1424.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°26'39" WEST, A DISTANCE OF 1026.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 6



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING – LAND SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060–CDD4

**SOUTHERN GROVE AT TRADITION  
CDD NO. 4  
SKETCH OF DESCRIPTION**

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 823.87 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE) AND THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3) THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PARCEL (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG SAID WEST LINE OF SOUTHERN GROVE PARCEL, A DISTANCE OF 4482.91 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY); THENCE SOUTH 82°11'52" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 75.68 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°22'38" EAST, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 FEET TO A POINT OF NON-TANGENCY, (THE PRECEDING FOUR COURSES BEING ALONG PORTIONS OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E/W 3 RIGHT-OF-WAY FOR SW. MARSHALL PARKWAY), SAID POINT BEING THE AFOREMENTIONED POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 475.82 ACRES (20,726,828 SQUARE FEET), MORE OR LESS.

**LEGEND ABBREVIATIONS**

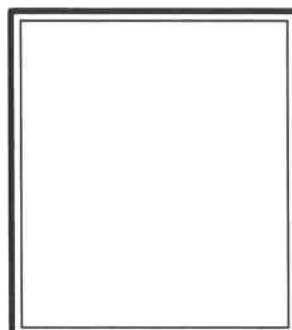
- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
| S.G. - SOUTHERN GROVE                 | R - RADIUS                     |
| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        | C.T. - CONSERVATION TRACT      |

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF SOUTH 25°57'22" EAST ALONG THE EAST LINE OF DEL WEBB AT TRADITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 4 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**SHEET 2 OF 6**

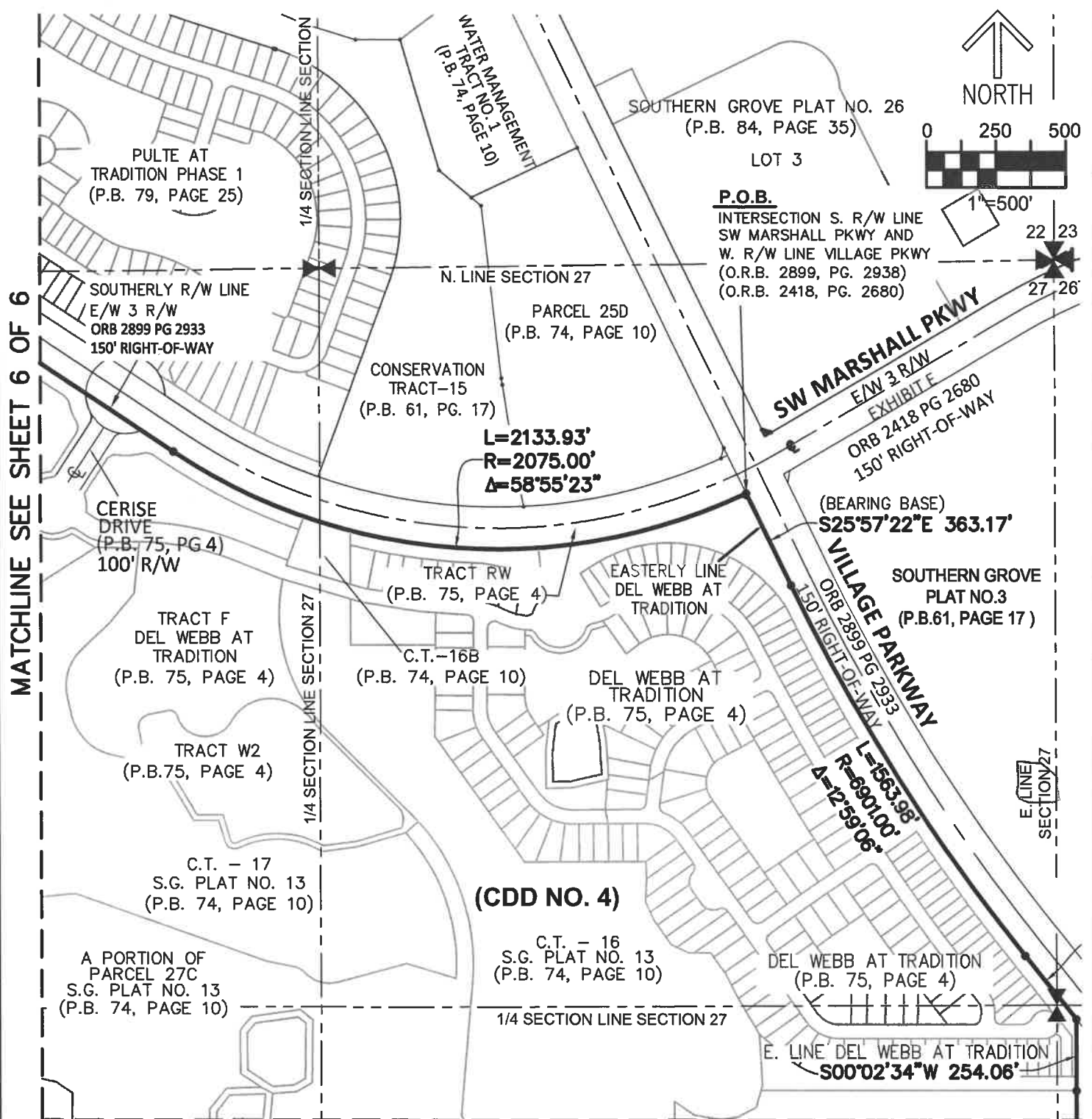
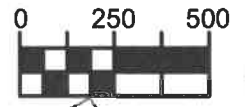


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DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD4

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 4  
 SKETCH OF DESCRIPTION**

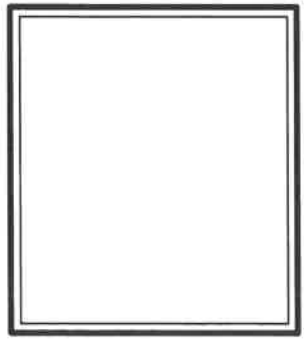


MATCHLINE SEE SHEET 6 OF 6

MATCHLINE SEE SHEET 4 OF 6

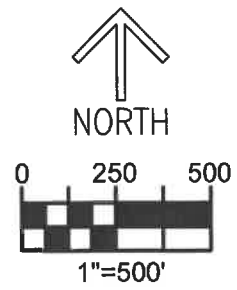
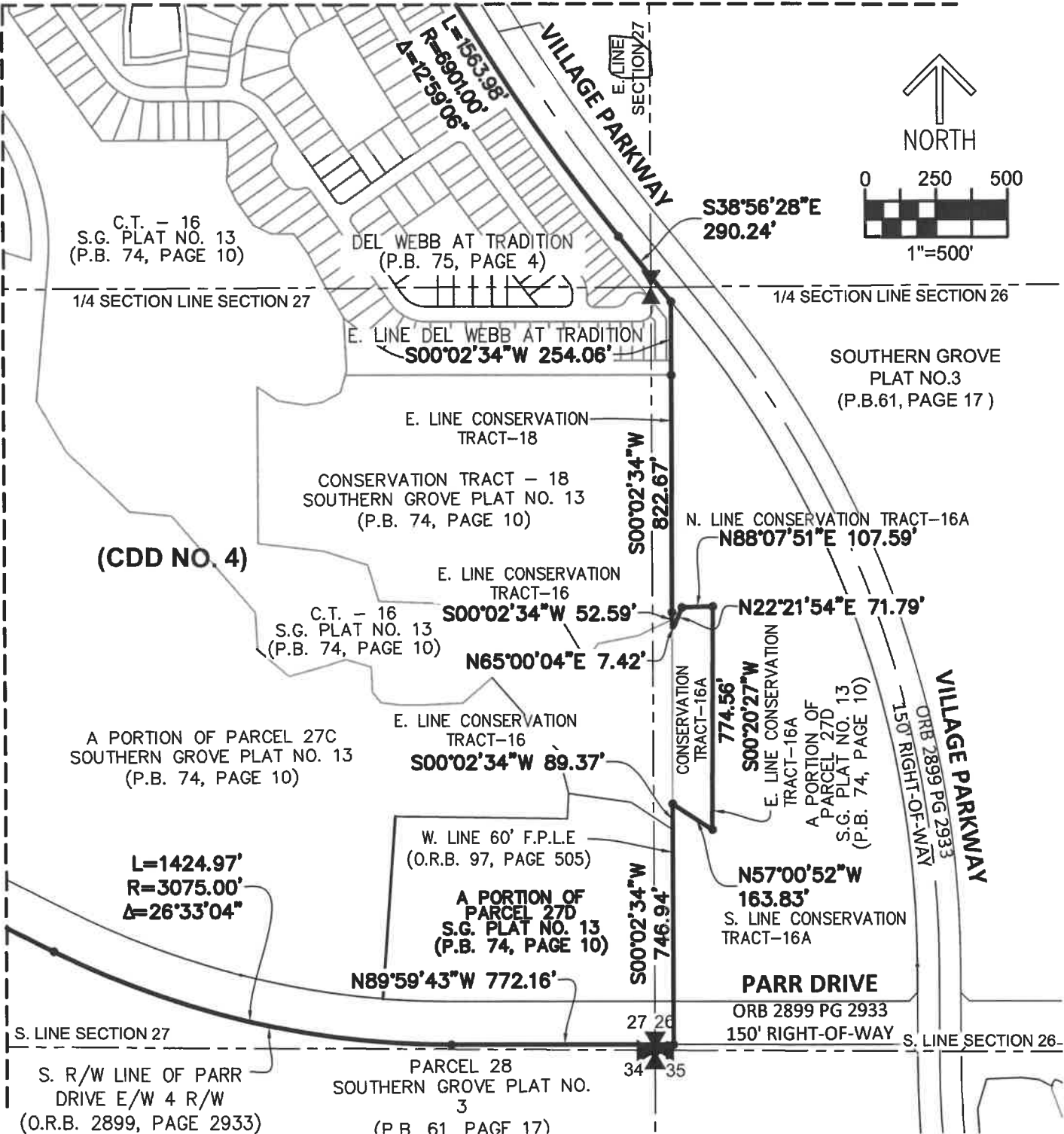
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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 4  
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JOB NO.	8060-CDD4

MATCHLINE SEE SHEET 5 OF 6



**CAULFIELD & WHEELER, INC.**



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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 4  
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SCALE	AS SHOWN
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UNPLATTED

N00°05'34"E 4482.91'

COMMUNITY BOULEVARD

ORB 2899, PG. 2933  
ORB 3935, PG. 2995  
(150' R/W)

UNPLATTED

W. LINE SECTION 27

28 27  
33 34

DEL WEBB AT TRADITION PLAT NO. 2 (P.B. 83, PAGE 1)

WEST LINE SOUTHERN GROVES PARCEL (EXHIBIT A) O.R.B. 1969, PAGE 837

1/4 SECTION LINE SECTION 27

(CDD NO. 4)

DEL WEBB AT TRADITION PLAT NO. 2 (P.B. 83, PAGE 1)

C.T. - 9 S.G. PLAT NO. 13 (P.B. 74, PAGE 10)

PARR DRIVE

ORB 2899 PG 2933  
150' RIGHT-OF-WAY

N90°00'00"W 823.87'

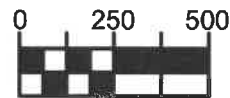
N90°00'00"W 75.00'

WEST LINE SOUTHERN GROVES PARCEL (EXHIBIT A) O.R.B. 1969, PAGE 837

PARCEL 28 SOUTHERN GROVE PLAT NO. 3 (P.B. 61, PAGE 17)

L=1355.70'  
R=2925.00'  
Δ=26°33'21"

S. LINE SECTION 27  
N. LINE SECTION 34



1"=500'



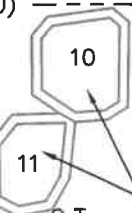
NORTH

TRACT W2 (P.B.75, PAGE 4)

C.T. - 17 S.G. PLAT NO. 13 (P.B. 74, PAGE 10)

A PORTION OF PARCEL 27C S.G. PLAT NO. 13 (P.B. 74, PAGE 10)

1/4 SECTION



C.T. - 10 & 11 (P.B. 74, PAGE 10)

A PORTION OF PARCEL 27C SOUTHERN GROVE PLAT NO. 13 (P.B. 74, PAGE 10)

SOUTHERLY LINE E/W 4 R/W (PARR DRIVE (O.R.B. 2899, PAGE 2933))

1/4 SECTION LINE SECTION 27

MATCHLINE SEE SHEET 4 OF 6

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SOUTHERN GROVE AT TRADITION  
CDD NO. 4  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060-CDD4

C.T. - 15  
(P.B. 61, PG. 17)

WEST LINE OF SOUTHERN GROVE PER (EXHIBIT "B")  
O.R.B. 1536, PG. 1703  
& EAST LINE OF LANDS PER O.R.B. 577, PG 676

L=546.16'  
R=7926.97'  
Δ=3°56'52"

PULTE AT TRADITION PHASE 1  
(P.B. 79, PAGE 25)

S82°11'52"E  
75.68'

L=353.12'  
R=925.00'  
Δ=21°52'22"

SW MARSHALL PKWY  
E/W 3 R/W (EXHIBIT E)  
ORB 2899 PG 2933  
150' RIGHT-OF-WAY

SOUTHERLY R/W LINE  
E/W 3 R/W  
ORB 2899 PG 2933  
150' RIGHT-OF-WAY

UNPLATTED  
COMMUNITY BOULEVARD  
150' RIGHT-OF-WAY  
(O.R.B. 2899, PAGE 2933)  
(O.R.B. 3935, PAGE 2995)

PARCEL 4  
DEL WEBB AT TRADITION  
(PLAT BOOK 83, PAGE 1)

WEST LINE SOUTHERN GROVES PARCEL  
(EXHIBIT A) O.R.B. 1969, PAGE 837

CERISE DRIVE  
(P.B. 75, PG 4)  
100' R/W

(CDD NO. 4)  
C.T.-17  
(P.B.74, PAGE 10)

TRACT F  
DEL WEBB AT TRADITION  
(P.B. 75, PAGE 4)

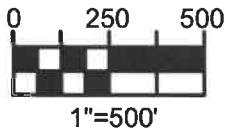
TRACT W2  
(P.B.75, PAGE 4)

DEL WEBB AT TRADITION  
PLAT NO. 2  
(P.B. 83, PAGE 1)

C.T. - 17  
S.G. PLAT NO. 13  
(P.B. 74, PAGE 10)

WEST LINE SOUTHERN GROVES PARCEL (EXHIBIT A) O.R.B. 1969, PAGE 837

A PORTION OF PARCEL 27C  
S.G. PLAT NO. 13  
(P.B. 74, PAGE 10)



MATCHLINE SEE SHEET 5 OF 6

SHEET 6 OF 6

CAULFIELD & WHEELER, INC.



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SOUTHERN GROVE AT TRADITION  
CDD NO. 4  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD4

**DESCRIPTION: (CDD NO. 5)**

A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF OR ALL OF THE FOLLOWING:

SOUTHERN GROVE PLAT NO. 3 (P.B. 61, PAGE 17), SOUTHERN GROVE PLAT NO. 4 (P.B. 56, PAGE 18), SOUTHERN GROVE PLAT NO. 6 (P.B. 59, PAGE 33), SOUTHERN GROVE PLAT NO. 8 (P.B. 62, PAGE 29), SOUTHERN GROVE PLAT NO. 9 (P.B. 68, PAGE 16), SOUTHERN GROVE PLAT NO. 11 (P.B. 70, PAGE 15), SOUTHERN GROVE PLAT NO.11 REPLAT (P.B.71, PAGE 8), SOUTHERN GROVE PLAT NO. 10 (P.B. 68, PAGE 20), SOUTHERN GROVE PLAT NO.12 (P.B. 70, PAGE 30), SOUTHERN GROVE PLAT NO. 14 (P.B. 71, PAGE 35), SOUTHERN GROVE PLAT NO. 15 (P.B. 71, PAGE 10),SOUTHERN GROVE PLAT NO. 16 (P.B. 72, PAGE 16), SOUTHERN GROVE PLAT NO. 17 (P.B. 72, PAGE 24), SOUTHERN GROVE PLAT NO. 18 (P.B. 73, PAGE 25), SOUTHERN GROVE PLAT NO. 19 (P.B. 72, PAGE 23), SOUTHERN GROVE PLAT NO. 22 (P.B.83, PAGE 38), SOUTHERN GROVE PLAT NO. 23 (P.B.77, PAGE 23), SOUTHERN GROVE PLAT NO. 24 (P.B. 78, PAGE 15), SOUTHERN GROVE PLAT NO. 25 (P.B. 82, PAGE 24), SOUTHERN GROVE PLAT NO. 26 (P.B. 84, PAGE 35), SOUTHERN GROVE PLAT NO. 29 (P.B. 88, PAGE 34), SOUTHERN GROVE PLAT NO. 31 (P.B. 90, PAGE 8), MATTAMY AT SOUTHERN GROVE PLAT 1 (P.B.84, PAGE 10), TOM MACKIE BOULEVARD (P.B. 77, PAGE 23), INNOVATION WAY, VILLAGE COURT, VILLAGE COMMONS, VILLAGE POINTE PER SOUTHERN GROVE PLAT NO. 7 (P.B. 70, PAGE 15), COMMUNITY BOULEVARD AND VILLAGE PARKWAY (O.R.B. 2418, PAGE 2671), ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CONSERVATION TRACT NO. 21, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 4, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF TRADITION PLAT 19 - TOWNPARK PHASE ONE, AS RECORDED IN PLAT BOOK 47, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY (E/W 1 R/W), AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'55" WEST ALONG THE EAST LINE OF SAID TRADITION PLAT NO.19 - TOWNPARK PHASE ONE, A DISTANCE OF 2239.95 FEET; THENCE NORTH 89°57'05" EAST ALONG THE NORTH LINE OF MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 34.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 23°00'28", A DISTANCE OF 116.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°56'37" EAST, A DISTANCE OF 3.33 FEET; THENCE SOUTH 69°09'50" EAST, A DISTANCE OF 34.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, AND IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, ALL WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1657.00 FEET AND WHOSE CHORD BEARS NORTH 12°39'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°13'21", A DISTANCE OF 729.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°02'55" WEST ALONG SAID COMMUNITY BOULEVARD RIGHT-OF-WAY LINE, A DISTANCE OF 319.18 FEET;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 11**



**CAULFIELD & WHEELER, INC.**

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DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN


JOB NO.8060-CDD5

**SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION**



THENCE NORTH 89°57'05" EAST, A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°02'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.53 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, AS RECORDED IN PLAT BOOK 42, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET AND A RADIAL LINE FROM SAID POINT BEARS NORTH 14°31'34" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°08'45", A DISTANCE OF 210.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", A DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 2428.15 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY) TO THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 6, SAID POINT ALSO BEING A POINT ON THE WESTERLY LIMITS OF THE RIGHT-OF-WAY OF GATLIN BOULEVARD INTERCHANGE AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79; THENCE SOUTH 89°58'15" EAST ALONG THE BOUNDS OF THE ABOVE MENTIONED INTERSTATE-95 RIGHT-OF-WAY A DISTANCE OF 242.62 FEET TO A POINT IN THE WESTERLY LINE OF A 20' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN AN ORDER GRANTING PETITIONER'S MOTION FOR RELIEF FROM ORDER OF TAKING AND AMENDING ORDER OF TAKING, AS SAME IS RECORDED IN OFFICIAL RECORD BOOK 349 AT PAGES 90 THROUGH 93, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT THE FOLLOWING NINE COURSES AND DISTANCES; (1) SOUTH 00°01'45" WEST A DISTANCE OF 20.00 FEET; (2) THENCE SOUTH 89°58'15" EAST A DISTANCE OF 318.60 FEET; (3) THENCE SOUTH 81°56'34" EAST A DISTANCE OF 515.34 FEET; (4) THENCE SOUTH 69°58'48" EAST A DISTANCE OF 276.75 FEET; (5) THENCE SOUTH 52°20'12" EAST A DISTANCE OF 908.27 FEET; (6) THENCE SOUTH 43°16'30" EAST A DISTANCE OF 590.74 FEET; (7) THENCE SOUTH 27°42'53" EAST A DISTANCE OF 590.97 FEET; (8) THENCE SOUTH 19°56'04" EAST A DISTANCE OF 1197.74 FEET; (9) THENCE SOUTH 18°47'20" EAST A DISTANCE OF 1650.39 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 71°12'40" WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL 3 OF SAID SOUTHERN GROVE PLAT NO.23, A DISTANCE OF 1682.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 23, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1900.00 FEET AND A CHORD BEARING OF SOUTH 15°02'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°57'06", A DISTANCE OF 64.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°01'27" EAST, A DISTANCE OF 296.13 FEET [ THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (TRACT RW-1) ] TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 4, SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 26; THENCE SOUTH 73°58'33" WEST ALONG THE NORTHERLY LINE OF LOT 4 AND ITS EASTERLY EXTENSION AND THE NORTHERLY LINE OF WATER MANAGEMENT TRACT-1 (WMT-1), AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 14, ALSO BEING SAID EASTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. TRADE CENTER DRIVE (TRACT RW-1), A DISTANCE OF 775.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) - CITY OF

LEGAL DESCRIPTION CONTINUED ON SHEET 3



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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
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DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5

**SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION**

PORT ST LUCIE EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2671, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 27°20'59" WEST, A DISTANCE OF 870.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'20", A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°42'39" WEST, A DISTANCE OF 634.87 FEET [ (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) ]; THENCE SOUTH 72°05'42" WEST, A DISTANCE OF 150.88 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY (TRACT R-1) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY (E/W 1 R/W), CITY OF PORT ST LUCIE EXHIBIT C, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W), THROUGH A CENTRAL ANGLE OF 17°56'46", A DISTANCE OF 602.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'32" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.03 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST ALONG SAID CENTERLINE, A DISTANCE OF 10.06 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1381, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DISCOVERY WAY AND ITS EASTERLY EXTENSION, A DISTANCE OF 2096.35 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 530.83 ACRES)

**NOTES:**

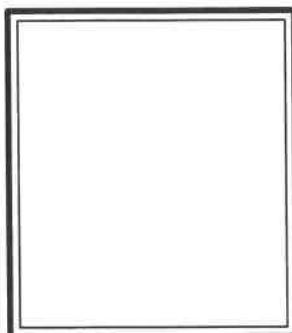
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED PLATTED BEARING OF NORTH 89°50'39" WEST ALONG THE SOUTH LINE OF CONSERVATION TRACT NO. 21, SOUTHERN GROVE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 18, SAID LINE ALSO BEING THE SOUTH LINE OF MATTAMY AT SOUTHERN GROVE PLAT 1, AS RECORDED IN PLAT BOOK 84, PAGE 10, ALL BEING WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**LEGEND ABBREVIATIONS**

Δ - DELTA (CENTRAL ANGLE)	P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK
CB - CHORD BEARING	P.O.C. - POINT OF COMMENCEMENT	R.L. - RADIAL LINE
CD - CHORD DISTANCE	WMT - WATER MANAGEMENT TRACT	L.B. - LICENSED BUSINESS
L - ARC LENGTH	O.R.B. - OFFICIAL RECORDS BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	FPL - FLORIDA POWER AND LIGHT	PG. - PAGE
S.G. - SOUTHERN GROVE		

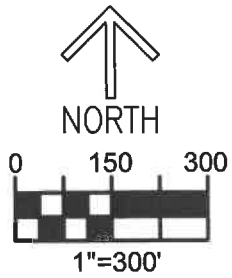


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DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 5  
 SKETCH OF DESCRIPTION**



MATCH LINE—SEE SHEET 5

MATCH LINE—SEE SHEET 6

MATCH LINE—SEE SHEET 5

S.G. PLAT NO.31  
(P.B. 90, PG.8)  
PARCEL 3

S.G. PLAT NO.18  
(P.B.73, PG.25)

E. LINE TRADITION  
PLAT 19— PHASE 2

1/4 SECTION LINE SECTION 16

**(CDD NO.5)**

MATTAMY AT SOUTHERN GROVE PLAT 1  
(P.B. 84, PAGE 10)

CONSERVATION TRACT NO 21  
SOUTHERN GROVE PLAT NO. 4  
(P.B. 56, PAGE 18)

☉ COMMUNITY BOULEVARD  
150' RIGHT-OF-WAY  
(O.R.B.2418, PAGE 2671)

S.G. PLAT NO.4  
(P.B.56, PG.18)

TRADITION PLAT 19—TOWNPARK PHASE ONE  
(P.B. 47, PAGE 32)

N00°02'55"W 2239.95'

**P.O.B.**

SW. CORNER OF CONSERVATION TRACT NO. 21  
SOUTHERN GROVE PLAT NO. 4  
(P.B. 56, PAGE 18)

N. R/W LINE OF SW. DISCOVERY WAY  
(O.R.B. 4035, PAGE 1381)

N. R/W LINE OF  
SW. DISCOVERY WAY  
(O.R.B. 2899, PAGE 2933)

N89°57'32"W 756.03'

**(BEARING BASE)**  
N89°50'39"W 2096.35'

☉ SW DISCOVERY WAY (ROADWAY E/W #1)

75' 75'

75' 75'

N00°05'34"E  
10.06'

RIVERLAND PARCEL A—PLAT FOUR  
(P.B. 77, PAGE 35)

RIVERLAND PARCEL A—PLAT THREE  
(P.B. 76, PAGE 3)

MATCH LINE—SEE SHEET 11

SHEET 4 OF 11



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**SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION**

DATE 9/14/2020

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F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060—CDD5

TRADITION PLAT NO. 17  
(P.B. 43, PAGE 22)

TRADITION PARKWAY (TRACT R-3)

N. LINE SECTION 16

TRADITION PLAT NO. 6 (P.B. 42, PAGE 5) 200' R/W

R=300.00'  
Δ=40°08'45"  
L=210.20'  
CD=205.93'  
CB=N55°24'03"E

S14°31'34"E

L=166.84'  
R=175.00'  
Δ=54°37'24"

N89°57'05"E 2428.15'

LOT 1 | LOT 2 | LOT 3

S.G. PLAT NO.17  
(P.B. 72, PG24)

PARCEL 1  
S.G. PLAT NO.18  
(P.B. 73, PG25)

VILLAGE COMMONS  
(PB. 70, PG.15)

S.G. PLAT NO.11  
(P.B. 70, PG 15)

VILLAGE POINTE  
(PB. 70, PG.15)

N00°02'55"W 109.53'

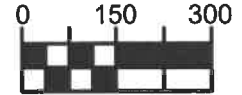
N89°57'05"E  
150.00'

N00°02'55"W  
319.18'

COMMUNITY BOULEVARD  
150' RIGHT-OF-WAY  
(O.R.B. 241B, PAGE 2671)

(CDD NO.5)

SOUTHERN GROVE  
PLAT NO.22  
(P.B. 83, PG 38)



1"=300'

(P.B. 47, PAGE 32)

R=1657.00'  
Δ=25°13'21"  
L=729.44'  
CD=723.56'  
CB=N12°39'35"W

80' R/W

STOCKTON PLACE  
TRACT PA

SOUTHERN GROVE PLAT NO.31  
(P.B.90, PG.8)

PARCEL 2

TRACT 2A

S69°09'50"E 34.67'  
N66°56'37"E 3.33'

N89°57'05"E  
34.17'

L=116.45'  
R=290.00'  
Δ=23°00'28"

PARCEL 3 (P.B. 90, PG 8)

TRADITION PLAT 19-  
TOWNPARK PHASE ONE  
(P.B. 47, PAGE 32)

N00°02'55"W 2239.95'

MATTAMY AT S.G. PLAT 1  
(P.B. 84, PG 10)

MATCH LINE-SEE SHEET 4

MATCH LINE-SEE SHEET 4

MATCH LINE-SEE SHEET 6

SHEET 5 OF 11



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SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060-CDD5

WESTERLY LIMITS OF ORDER OF TAKING, DATED JULY 24, 1979 (O.R.B. 311, PAGES 2946-2952)  
WESTERLY R/W LINE OF INTERSTATE 95, F.D.O.T. R/W MAP FOR S.R. NO. 9 (I-95) SECTION 94001-2412, DATED 6-02-77 LAST REVISED 9-11-79

TRADITION PLAT NO. 17 (P.B. 43, PAGE 22)

TRADITION PLAT NO. 36 (P.B. 49, PAGE 28)

9 10 TRADITION PARKWAY (TRACT R-3)

GATLIN BOULEVARD

16 15 TRADITION PLAT NO. 6 (P.B. 42, PAGE 5) 200' R/W

N. LINE SECTION 15

INTERCHANGE

N89°57'05"E 2428.15'

S. R/W LINE OF TRADITION PARKWAY (TRACT R-3) TRADITION PLAT NO. 6

S.G. PLAT NO.11 (P.B. 71, PG.8)

SOUTHERN GROVE PLAT NO.6

SE. CORNER TRADITION PARKWAY (TRACT R-3) P.B. 42, PAGE 5

S89°58'15"E 242.62'

SOUTHERN GROVE PLAT NO.6 (P.B. 59, PG. 33)

318.60' S89°58'15"E

20 FPL ESMT.

S81°56'34"E 515.34'

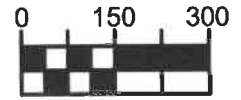
WESTERLY R/W LINE OF INTERSTATE 95, F.D.O.T. R/W MAP FOR S.R. NO. 9 (I-95) SECTION 94001-2412, DATED 6-02-77 LAST REVISED 9-11-79

S00°01'45"W 20.00' W. LINE 20' FPL ESMT.

TRACT 2

SOUTHERN GROVE PLAT NO.15 (P.B. 71, PG. 10) LOT 3

SOUTHERN GROVE PLAT NO.25 (P.B. 82, PG. 24)



VILLAGE PARKWAY

EXHIBIT B (O.R.B. 2418, PAGE 2671) 150' RIGHT-OF-WAY

(CDD NO.5)

LOT 3 SOUTHERN GROVE PLAT NO.15 (P.B. 71, PG. 10)

SOUTHERN GROVE PLAT NO.6 (P.B. 59, PG. 33)

LOT 3

SOUTHERN GROVE PLAT NO.6 (P.B. 59, PG. 33)

S.G. PLAT NO.12 PARCEL 3A

SOUTHERN GROVE PLAT NO.12 (P.B. 70, PG. 30) PARCEL 4

LOT 2

SOUTHERN GROVE PLAT NO.19 (P.B. 72, PG. 23)

PARCEL 3 S.G. PLAT NO.12 (P.B. 70, PG. 30)

LOT 2

SOUTHERN GROVE PLAT NO.24 (P.B. 78, PG. 15)

LOT 1

LOT 2 SOUTHERN GROVE PLAT NO.18 (P.B. 73, PG. 25)

LOT 1

MATCH LINE-SEE SHEET 5

MATCH LINE-SEE SHEET 7

MATCH LINE-SEE SHEET 4

MATCH LINE-SEE SHEET 11

SHEET 6 OF 11



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SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION

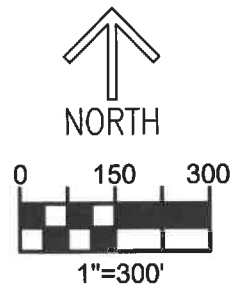
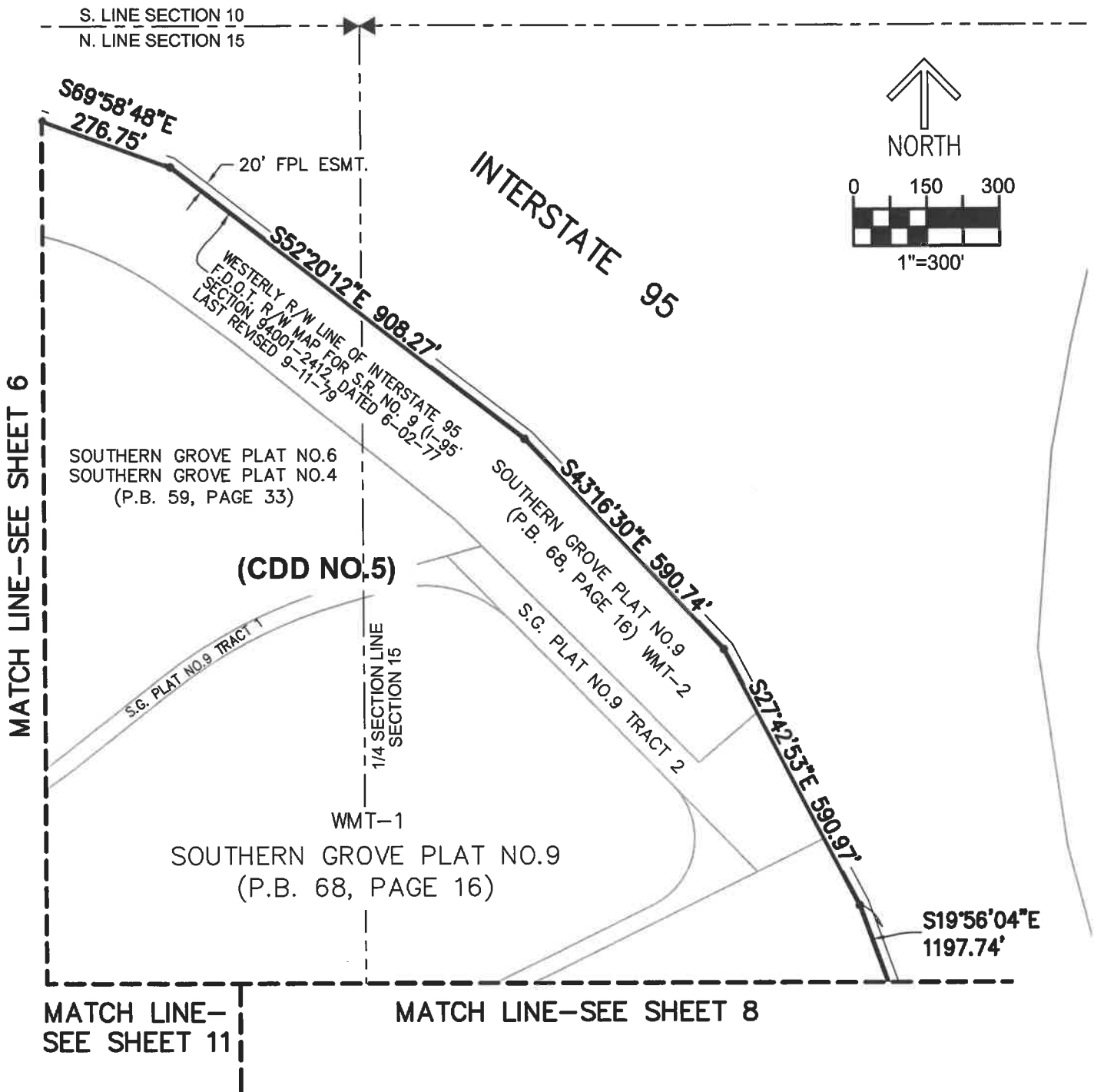
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD5




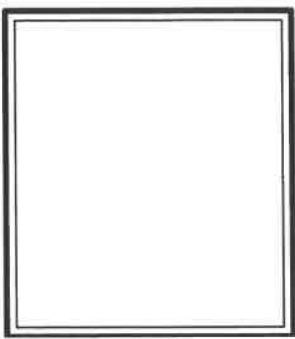
MATCH LINE—SEE SHEET 6

MATCH LINE—  
SEE SHEET 11

MATCH LINE—SEE SHEET 8

SHEET 7 OF 11

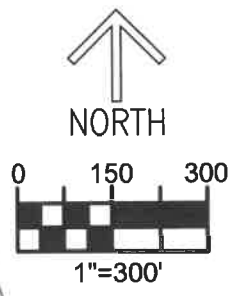
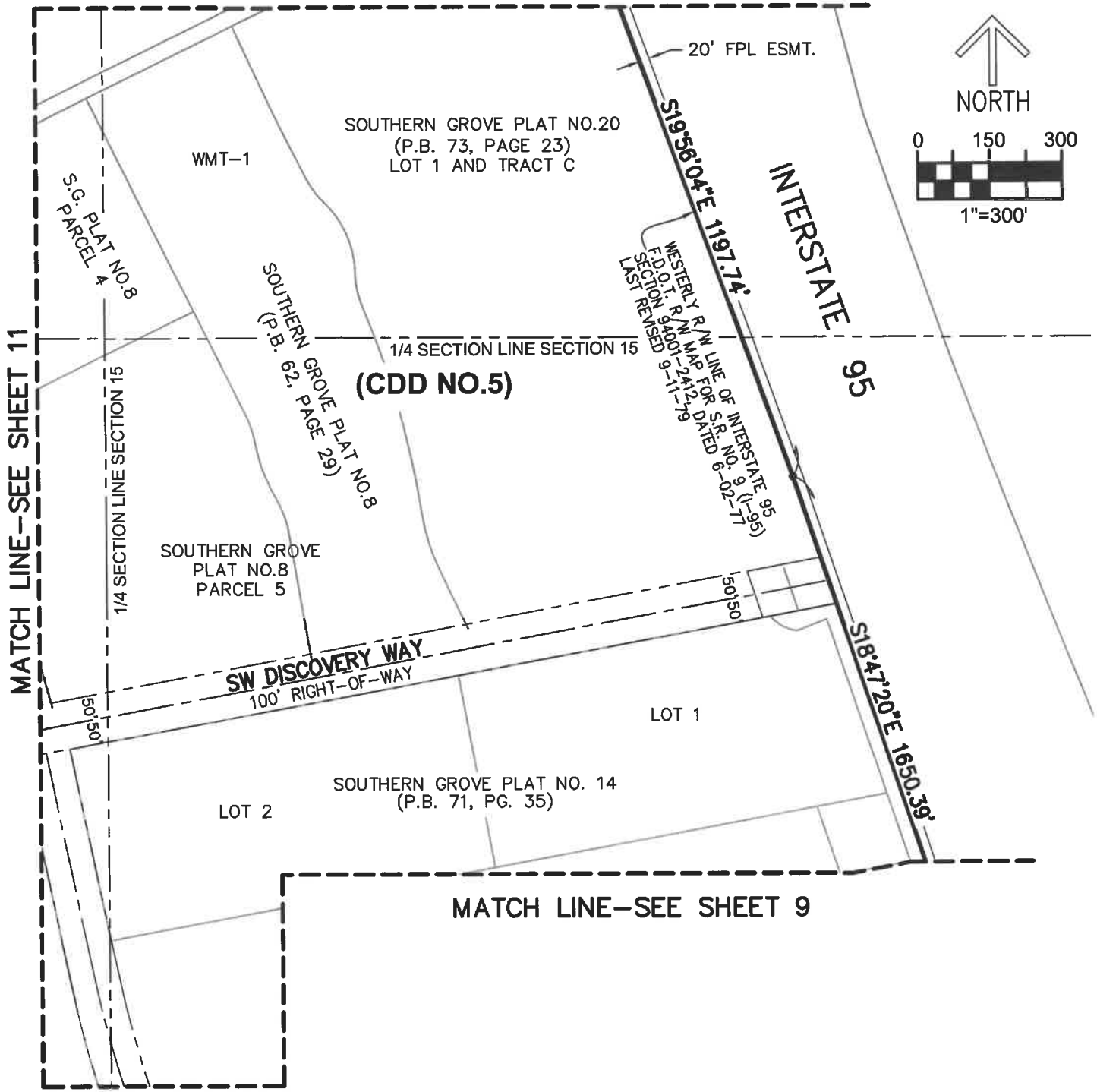
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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 5  
 SKETCH OF DESCRIPTION**

MATCH LINE—SEE SHEET 7




MATCH LINE—SEE SHEET 11

MATCH LINE—  
SEE SHEET 10

MATCH LINE—SEE SHEET 9

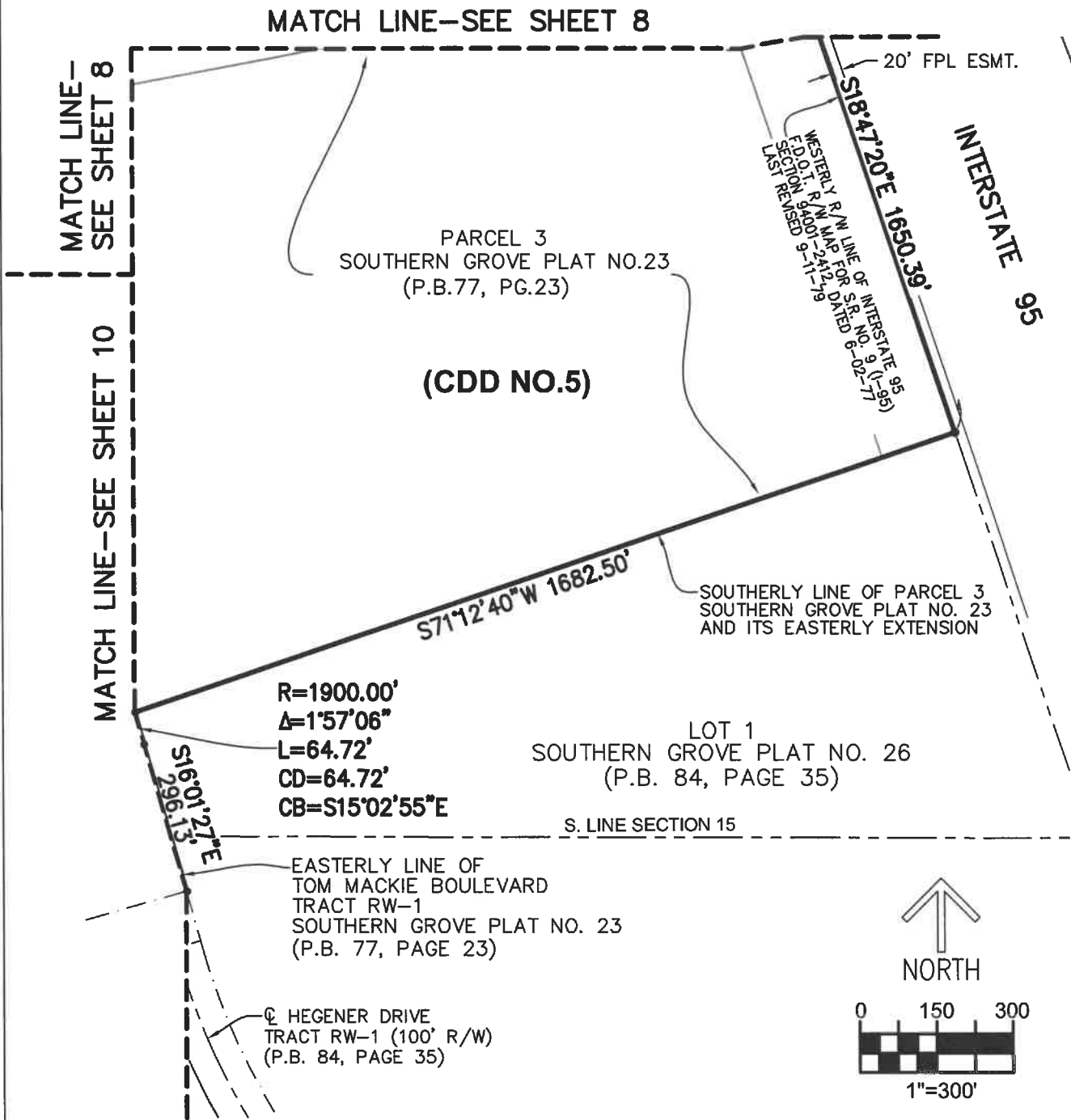
SHEET 8 OF 11

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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 5  
 SKETCH OF DESCRIPTION**

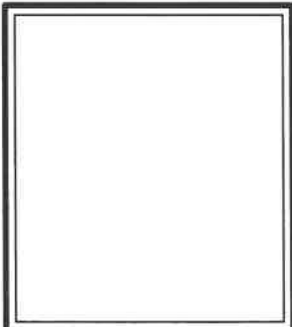


DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5



SHEET 9 OF 11

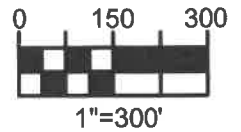
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DATE	9/14/2020
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F.B./ PG.	N/A
SCALE	AS SHOWN
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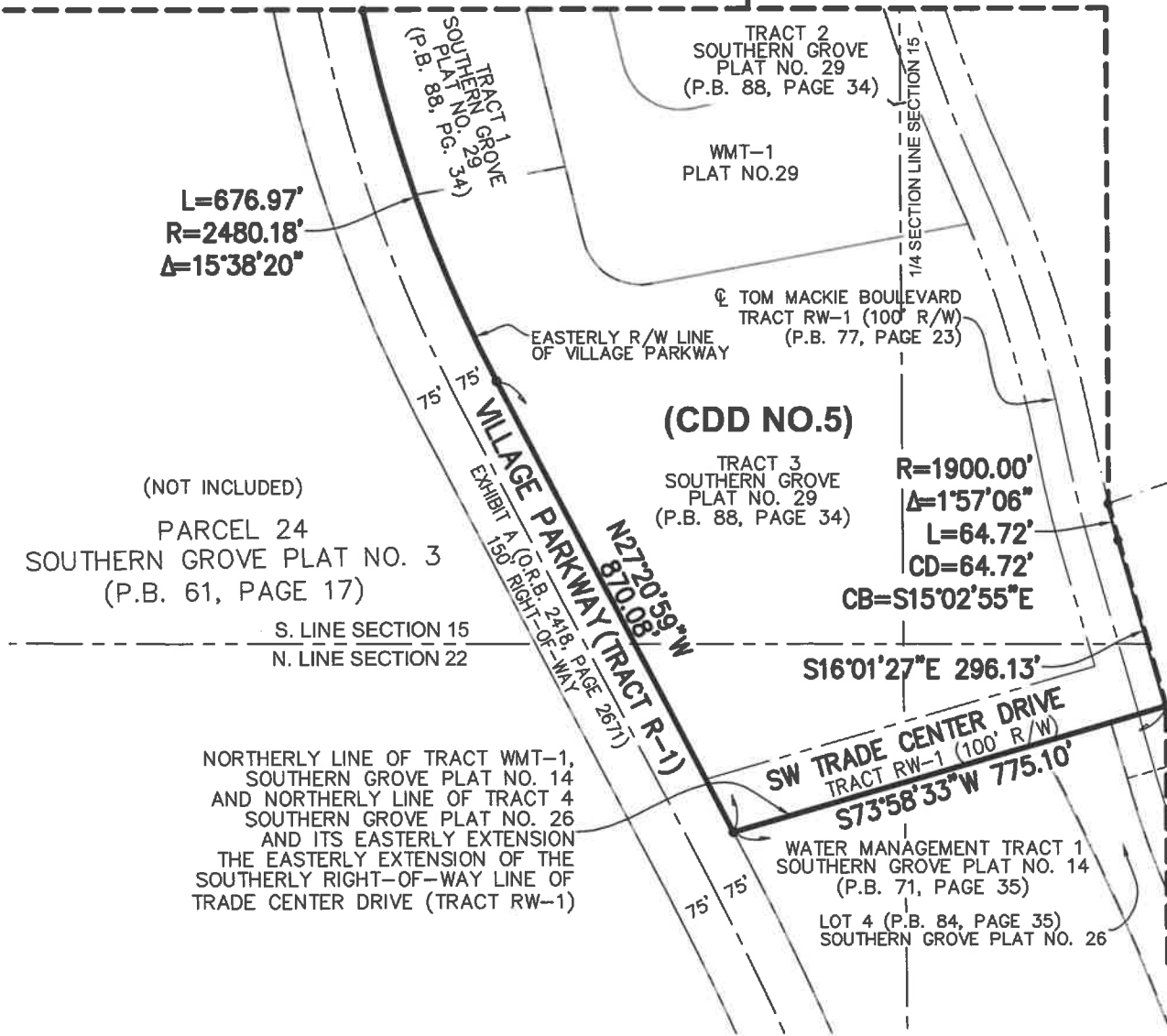
**SOUTHERN GROVE AT TRADITION  
 CDD NO. 5  
 SKETCH OF DESCRIPTION**






MATCH LINE—SEE SHEET 11

MATCH LINE—  
SEE SHEET 8



MATCH LINE—SEE SHEET 9

SHEET 10 OF 11

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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 5  
 SKETCH OF DESCRIPTION**



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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5



NORTH

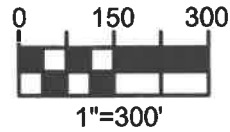
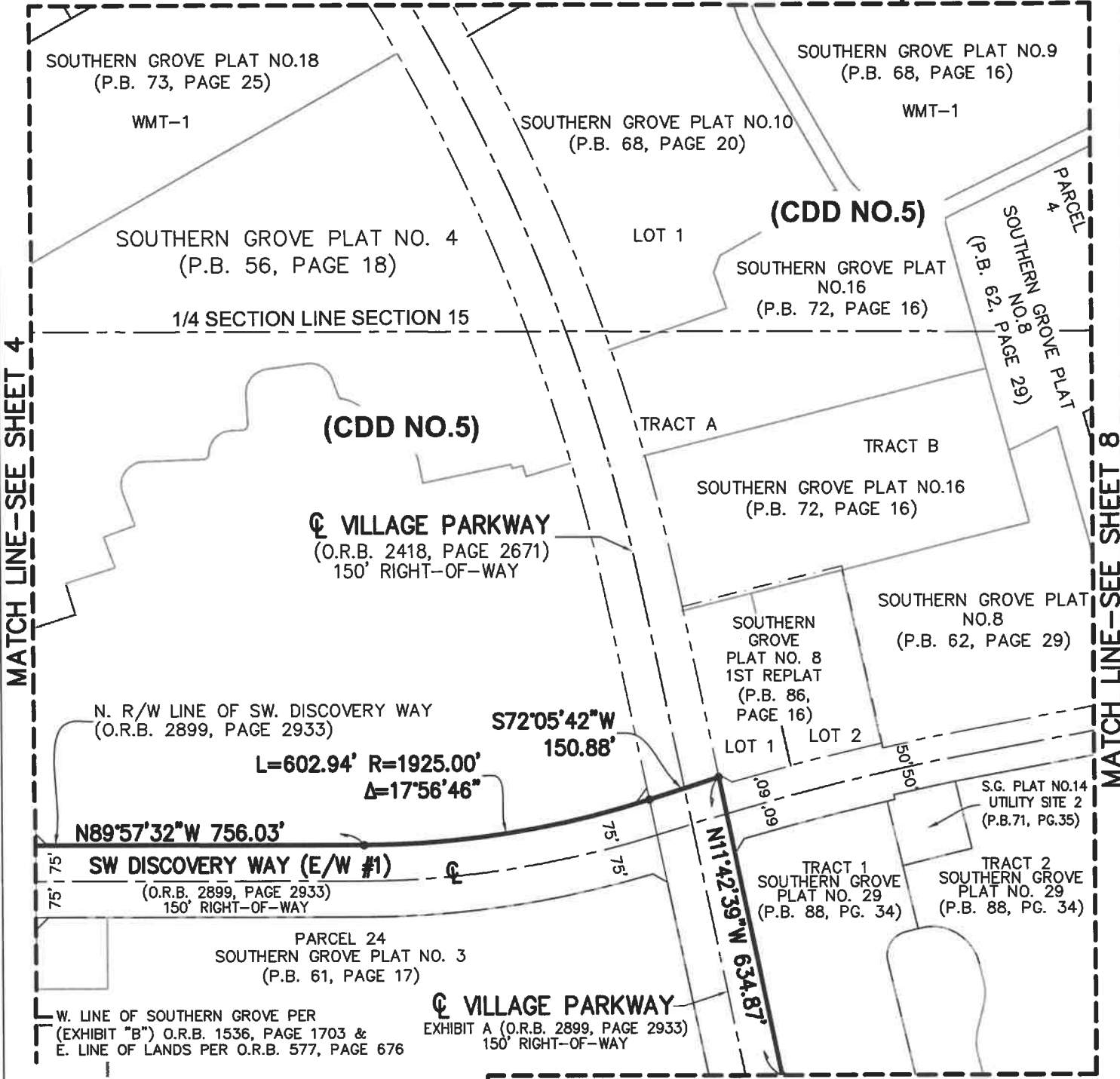


EXHIBIT "A"


MATCH LINE—SEE SHEET 6

MATCH LINE—  
SEE SHEET 7



MATCH LINE—SEE SHEET 10

SHEET 11 OF 11

**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING — LAND SURVEYING  
 7900 GLADES ROAD — SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION  
CDD NO. 5  
SKETCH OF DESCRIPTION**



DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD5

**DESCRIPTION: (CDD NO. 6)**

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, AND ALL OF CONSERVATION TRACT 15, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, INCLUDING PORTIONS OF THE E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, AND A PORTION OF TRACT RW, DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, ALL BEING WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF PARCEL A, OF SAID PLAT OF PULTE AT TRADITION PHASE 1; THENCE SOUTH 33°37'18" WEST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 305.32 FEET TO A POINT ON THE EAST LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°10'01" EAST, A DISTANCE OF 68.24 FEET; THENCE SOUTH 11°01'24" WEST, A DISTANCE OF 152.57 FEET; THENCE SOUTH 16°59'22" EAST, A DISTANCE OF 115.17 FEET; THENCE SOUTH 58°41'08" EAST, A DISTANCE OF 236.07 FEET; THENCE SOUTH 08°26'23" EAST, A DISTANCE OF 239.39 FEET; THENCE SOUTH 19°35'41" WEST, A DISTANCE OF 96.22 FEET; THENCE SOUTH 03°08'45" EAST, A DISTANCE OF 105.24 FEET; THENCE SOUTH 17°46'35" EAST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 40°11'16" EAST, A DISTANCE OF 68.02 FEET; THENCE SOUTH 47°56'40" EAST, A DISTANCE OF 63.78 FEET; THENCE SOUTH 46°24'21" EAST, A DISTANCE OF 66.99 FEET; THENCE SOUTH 47°29'53" EAST, A DISTANCE OF 50.95 FEET; THENCE SOUTH 40°42'50" EAST, A DISTANCE OF 55.14 FEET; THENCE SOUTH 21°09'50" EAST, A DISTANCE OF 172.22 FEET; THENCE SOUTH 87°15'07" EAST, A DISTANCE OF 159.43 FEET; THENCE SOUTH 89°02'46" EAST, A DISTANCE OF 187.75 FEET; THENCE SOUTH 03°22'33" EAST, A DISTANCE OF 250.28 FEET; THENCE SOUTH 67°12'19" EAST, A DISTANCE OF 253.05 FEET; THENCE SOUTH 72°51'09" EAST, A DISTANCE OF 195.97 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 157.75 FEET; THENCE SOUTH 16°23'38" EAST, A DISTANCE OF 482.13 FEET; THENCE SOUTH 49°58'54" EAST, A DISTANCE OF 194.55 FEET; THENCE SOUTH 06°33'44" EAST, A DISTANCE OF 615.99 FEET; THENCE SOUTH 08°35'41" EAST, A DISTANCE OF 23.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8502.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°45'20", A DISTANCE OF 260.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°18'26" EAST, A DISTANCE OF 177.67 FEET (THE PRECEDING TWENTY SIX COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO BEING A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET, A CHORD BEARING OF NORTH 75°57'55" EAST AND A CHORD DISTANCE OF 748.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND NORTHERLY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 22°25'44", A DISTANCE OF 753.56 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 150.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), SAID POINT ALSO BEING A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2075.00 FEET, A CHORD BEARING OF NORTH 85°50'19" WEST AND A CHORD DISTANCE OF 2041.13 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 FEET TO A POINT OF TANGENCY;

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 5**



**CAULFIELD & WHEELER, INC.**  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)–392–1991 / FAX (561)–750–1452

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 6  
 SKETCH OF DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060–CDD6


THENCE NORTH 56°22'38" WEST ALONG SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY, EXTENDING THROUGH THE CUL-DE-SAC AT CERISE DRIVE (TRACT R) AS SHOWN ON THE PLAT OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET [THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY)] TO A POINT OF TANGENCY; THENCE NORTH 82°11'52" WEST, A DISTANCE OF 75.68 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3193.22 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL A; THENCE NORTH 90°00'00 EAST ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00 EAST, A DISTANCE OF 285.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°51'01" EAST, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL A AND CROSSING THROUGH A PORTION OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT OF NON-TANGENCY AND THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 183.832 ACRES MORE OR LESS.

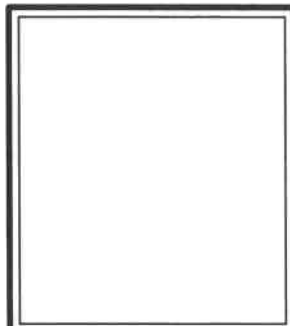
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLATTED BEARING OF SOUTH 33°37'18" WEST ALONG THE EAST LINE OF PARCEL A, PULTE AT TRADITION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**LEGEND ABBREVIATIONS**

- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
| F.B. - FIELD BOOK                     | R - RADIUS                     |
| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        |                                |



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DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD6

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 6  
 SKETCH OF DESCRIPTION**

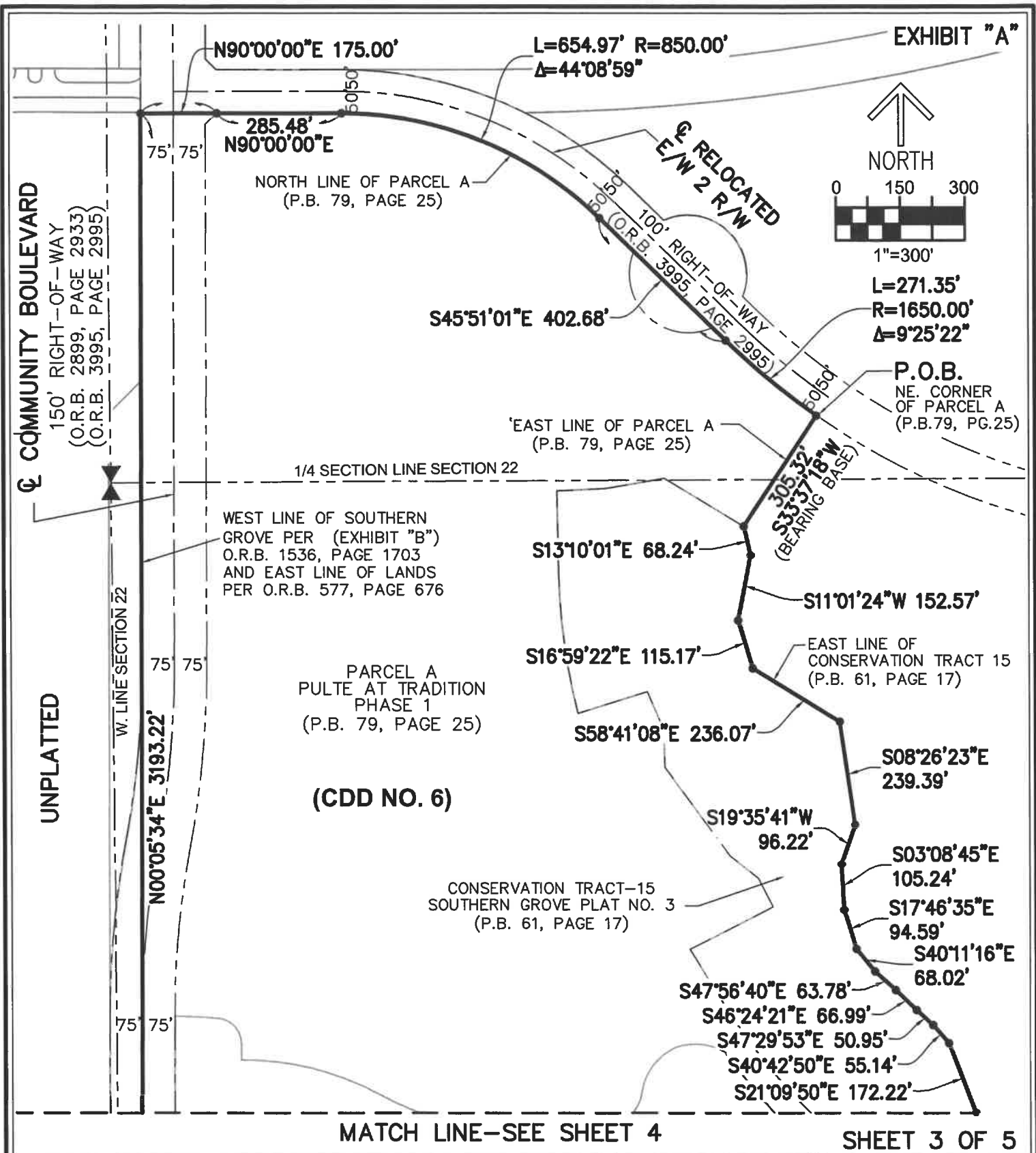
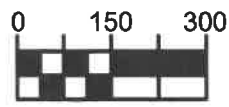


EXHIBIT "A"



1"=300'

L=271.35'  
R=1650.00'  
Δ=9°25'22"

P.O.B.  
NE. CORNER  
OF PARCEL A  
(P.B.79, PG.25)

COMMUNITY BOULEVARD  
150' RIGHT-OF-WAY  
(O.R.B. 2899, PAGE 2933)  
(O.R.B. 3995, PAGE 2995)

UNPLATTED

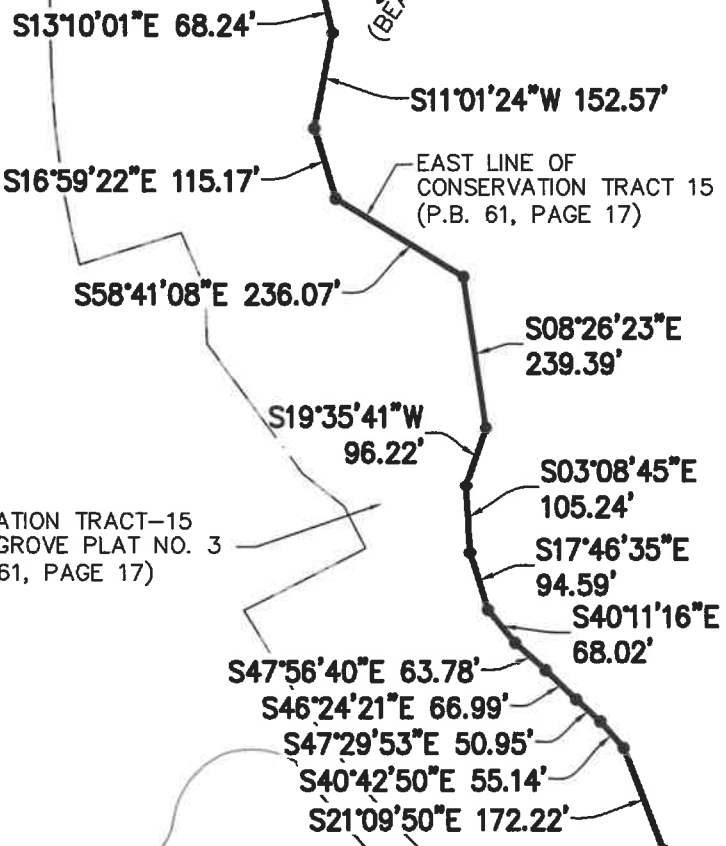
1/4 SECTION LINE SECTION 22

WEST LINE OF SOUTHERN GROVE PER (EXHIBIT "B")  
O.R.B. 1536, PAGE 1703  
AND EAST LINE OF LANDS  
PER O.R.B. 577, PAGE 676

PARCEL A  
PULTE AT TRADITION  
PHASE 1  
(P.B. 79, PAGE 25)

(CDD NO. 6)

CONSERVATION TRACT-15  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

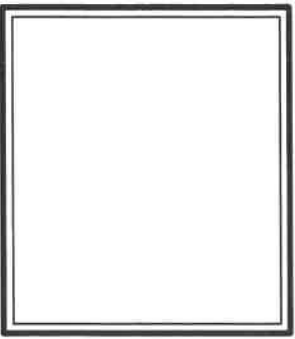


MATCH LINE-SEE SHEET 4

SHEET 3 OF 5

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**SOUTHERN GROVE AT TRADITION  
CDD NO. 6  
SKETCH OF DESCRIPTION**



DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD6

MATCH LINE—SEE SHEET 3

CONSERVATION TRACT-15  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

WEST LINE OF SOUTHERN GROVE PER  
(EXHIBIT "B") O.R.B. 1536, PAGE 1703 AND  
EAST LINE OF LANDS PER O.R.B. 577, PAGE 676

☉ COMMUNITY BOULEVARD

150' RIGHT-OF-WAY  
(O.R.B. 2899, PAGE 2933)  
(O.R.B. 3995, PAGE 2995)

LOTS  
PULTE AT TRADITION PHASE 1  
(P.B. 79, PAGE 25)

N82°11'52"W  
75.68'

(CDD NO. 6)

75' 75'

75' 75'

L=546.16'  
R=7926.97'  
Δ=3°56'52"

L=353.12'  
R=925.00'  
Δ=21°52'22"

183  
8007

21 22  
28 27

S. LINE SECTION 22  
N. LINE SECTION 27

☉ E/W 3 R/W  
EXHIBIT E

(O.R.B. 2899, PAGE 2933)  
150' RIGHT-OF-WAY

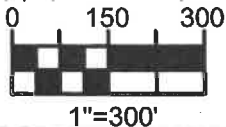
☉ SW MARSHALL PARKWAY  
N56°22'38"W 1338.62'

SOUTHERLY LINE  
E/W 3 R/W  
(O.R.B. 2899, PAGE 2933)

PARCEL 4  
DEL WEBB AT TRADITION  
(P.B. 75, PAGE 4)

☉ CERISE DRIVE (TRACT R)

100' PRIVATE ROADWAY  
(PLAT BOOK 75, PAGE 4)



MATCH LINE—SEE SHEET 5

MATCH LINE—SEE SHEET 5

SHEET 4 OF 5



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SOUTHERN GROVE AT TRADITION  
CDD NO. 6  
SKETCH OF DESCRIPTION

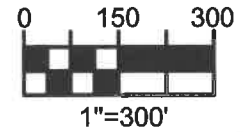
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD6



MATCH LINE—SEE SHEET 4

MATCH LINE—SEE SHEET 4

S89°02'46"E  
187.75'  
S03°22'33"E  
250.28'  
S87°15'07"E  
159.43'

S67°12'19"E  
253.05'

S72°51'09"E  
195.97'

N90°00'00"E  
157.75'

S16°23'38"E  
482.13'

WATER  
MANAGEMENT  
TRACT NO.1  
(P.B.74, PAGE 10)

LOTS  
PULTE AT TRADITION PHASE 1  
(P.B. 79, PAGE 25)  
**(CDD NO. 6)**

83 AC  
715 S.F.

CONSERVATION TRACT-15  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

S. LINE SECTION 22  
N. LINE SECTION 27

S49°58'54"E  
194.55'

EAST LINE OF  
CONSERVATION  
TRACT 15  
(PLAT BOOK 61,  
PAGE 17)

S06°33'44"E  
615.99'

PARCEL 25D  
SOUTHERN GROVE  
PLAT NO. 13  
(P.B. 74, PAGE 10)

S08°35'41"E 23.75'

L=260.51'  
R=8502.29'  
Δ=1°45'20"

NORTHERLY LINE  
E/W 3 R/W  
(O.R.B. 2899, PAGE 2933)

R=1925.00'  
Δ=22°25'44"  
L=753.56'  
CB=N75°57'55"E  
CD=748.75'

S10°18'26"E  
177.67'

SW MARSHALL PARKWAY  
(TRACT RW PB. 75, PG. 4)

E/W 3 R/W  
EXHIBIT E  
(O.R.B. 2899, PAGE 2933)  
150' RIGHT-OF-WAY

CB=N85°50'19"W CD=2041.13'  
R=2075.00' L=2133.93"  
Δ=58°55'23"

S25°57'22"E  
150.01'

SOUTHERLY LINE  
E/W 3 R/W  
(O.R.B. 2899, PAGE 2933) &  
(TRACT RW P.B. 75, PAGE 4)

DEL WEBB AT TRADITION  
(P.B. 75, PAGE 4)

**SHEET 5 OF 5**



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**SOUTHERN GROVE AT TRADITION  
CDD NO. 6  
SKETCH OF DESCRIPTION**

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD6

**COMPOSITE EXHIBIT B-2**

**PROPOSED METES AND BOUNDS DESCRIPTIONS OF THE  
NEW SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**



**DESCRIPTION: (CDD NO.7)**

A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, A PORTION OF VILLAGE PARKWAY AND ALL OF PARCELS C AND F, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHERN GROVE PLAT NO. 35, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95), ALSO BEING SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 2946, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24729.33 FEET AND WHOSE CENTER BEARS NORTH 57°40'17" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°50'50", A DISTANCE OF 797.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6987.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°07'22", A DISTANCE OF 1844.41 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE AFOREMENTIONED WESTERLY LINE OF INTERSTATE 95, ALSO BEING THE EASTERLY LINE OF SAID PLAT TO A POINT OF NON-TANGENCY; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 567.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°03'25", A DISTANCE OF 436.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 332.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'41", A DISTANCE OF 371.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'43" WEST, A DISTANCE OF 284.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 6



**CAULFIELD & WHEELER, INC.**

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7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION  
CDD NO. 7  
SKETCH OF DESCRIPTION**

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE 7/27/21

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD7

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 123.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3546.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°56'28", A DISTANCE OF 2410.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 6901.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°59'06", A DISTANCE OF 1563.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 363.17 FEET TO A POINT ON THE SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY), SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET AND WHOSE CHORD BEARS NORTH 62°15'14" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°53'30", A DISTANCE OF 177.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°48'29" EAST, A DISTANCE OF 961.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'21", A DISTANCE OF 999.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1297.78 FEET ((THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY) AND THE NORTHERLY LINE OF SAID PLAT TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 362.33 ACRES MORE OR LESS.


**LEGEND ABBREVIATIONS**

- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
| F.B. - FIELD BOOK                     | R - RADIUS                     |
| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        | C.T. - CONSERVATION TRACT      |

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF NORTH 89°33'50" EAST ALONG THE NORTH LINE OF SOUTHERN GROVE PLAT NO. 35 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGES 37 THROUGH 41, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**SHEET 2 OF 6**



**CAULFIELD & WHEELER, INC.**  
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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/27/21
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD7

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 7  
 SKETCH OF DESCRIPTION**

INTERSTATE 95  
(R/W VARIES)

**SW MARSHALL PARKWAY**

(E/W 3 R/W EXHIBIT E ORB 2899 PG 2933  
150' RIGHT-OF-WAY

(R.L.)  
N57°40'17"E

LOT 3  
SOUTHERN GROVE  
PLAT NO. 26  
(P.B. 84, PAGE 35)

R=2075.00'  
Δ=4°53'30"  
L=177.16'  
CD=177.10'  
CB=N62°15'14"E

(BEARING BASE)  
S. LINE SECTION 23 N89°33'50"E 1297.78'

P.O.B.  
NE. CORNER OF  
SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PAGE 37)

L=999.72'  
R=1925.00'  
Δ=29°45'21"

SOUTH R/W LINE OF  
SW MARSHALL PARKWAY &  
NORTH LINE OF SOUTHERN  
GROVE PLAT NO. 35  
(P.B. 95, PAGE 37)

R=24729.33'  
Δ=1°50'50"  
L=797.33'  
CD=797.30'  
CB=S33°15'08"E

PARCEL C  
O.R.B. 2899, PAGE 2933

N25°57'22"W  
363.17'

SOUTHERN GROVE PLAT  
NO. 35  
(P.B. 95, PG. 37)

(CDD NO. 7)

MATCHLINE SEE SHEET 4 OF 6

C.T.-6  
P.B. 61, PAGE 17

SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PG. 37)

DEL WEBB AT  
TRADITION  
(P.B. 75, PAGE 4)

L=1563.98'  
R=6901.00'  
Δ=12°59'06"

VILLAGE PARKWAY  
ORB 2899 PG 2933  
150' RIGHT-OF-WAY

1/4 SECTION LINE SECTION 27

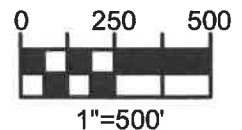
1/4 SECTION LINE SECTION 26

N38°56'28"W  
387.35'

WESTERLY R/W LINE  
OF VILLAGE PARKWAY  
(ORB 2899, PG. 2933)

C.T. - 18  
(P.B. 74, PAGE 10)

L=2410.05'  
R=3546.00'  
Δ=38°56'28"



MATCHLINE SEE SHEET 6 OF 6

SHEET 3 OF 6



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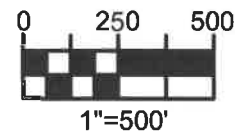
**SOUTHERN GROVE AT TRADITION  
CDD NO. 7  
SKETCH OF DESCRIPTION**

DATE	7/27/21
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD7

MATCHLINE SEE SHEET 3 OF 6

EXHIBIT "A"

R=24729.33'  
Δ=1°50'50"  
L=797.33'  
CD=797.30'  
CB=S33°15'08"E



WESTERLY R/W LINE OF INTERSTATE 95  
F.D.O.T. R/W MAP FOR S.R. NO. 9 (I-95)  
SECTION 94001-2412 DATED 6-02-77  
LAST REVISED 9-11-79 AND 6-02-77  
EASTERLY LINE OF SOUTHERN GROVE  
PLAT NO. 35

S34°10'33"E 1712.58'

WESTERLY R/W LINE  
OF INTERSTATE 95

EASTERLY PLAT LINE  
(P.B. 95, PG. 37)  
1/4 SECTION LINE SECTION 26

MATCHLINE SEE SHEET 3 OF 6

EAST LINE SECTION 26

(CDD NO. 7)

INTERSTATE 95  
(R/W VARIES)  
L=1844.41'  
R=6987.91'  
Δ=15°07'22"

1/4 SECTION LINE SECTION 26

S70°00'00"W 2689.75'

MATCHLINE SEE SHEET 5 OF 6

SHEET 4 OF 6



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SOUTHERN GROVE AT TRADITION  
CDD NO. 7  
SKETCH OF DESCRIPTION

DATE	7/27/21
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD7

EASTERLY PLAT LINE  
(P.B. 95, PG. 37)

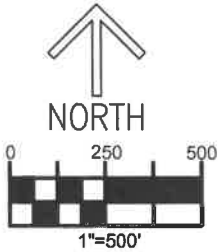
1/4 SECTION LINE SECTION 26

(CDD NO. 7)

SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PG. 37)

L=1844.41'  
R=6987.97'  
Δ=15°07'22"

INTERSTATE 95  
(R/W VARIES)



1/4 SECTION LINE SECTION 26

S70°00'00"W 2689.75'

WESTERLY R/W LINE  
OF INTERSTATE 95

L=436.37'  
R=567.50'  
Δ=44°03'25"

S25°56'35"W 15.95'

PARR DRIVE  
(VARIABLE WIDTH R/W)

PARR DRIVE  
(VARIABLE WIDTH R/W)  
(P.B. 95, PG. 37)

S. LINE SECTION 26

S. LINE SECTION 26  
N. LINE SECTION 35

L=371.76'  
R=332.50'  
Δ=64°03'41"

TRACT B  
SOUTHERN GROVE PLAT 35  
(P.B. 95, PG. 37)

MATCHLINE SEE SHEET 6 OF 6



CAULFIELD & WHEELER, INC.

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DATE 7/27/21

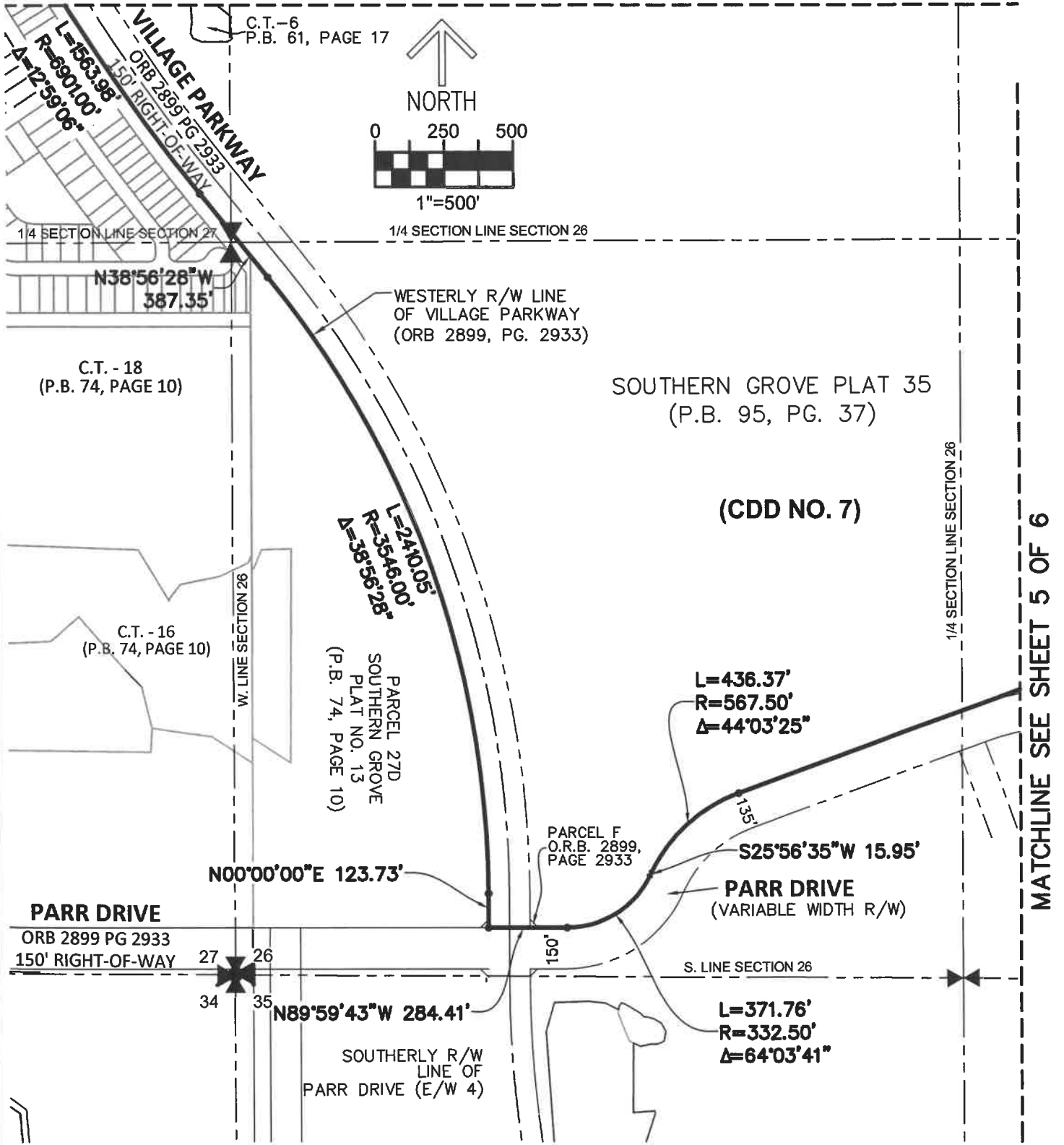
DRAWN BY R.A.B.

F.B./ PG. N/A

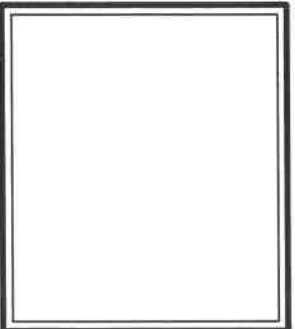
SCALE AS SHOWN

JOB NO. 8060-CDD7

SOUTHERN GROVE AT TRADITION  
CDD NO. 7  
SKETCH OF DESCRIPTION



**CAULFIELD & WHEELER, INC.**  
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DATE	7/27/21
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD7

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 7  
 SKETCH OF DESCRIPTION**

**DESCRIPTION: (CDD NO.8)**

A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGE 32, ALL OF CONSERVATION TRACT 13 AND ALL OF THAT INDIAN MOUND SITE AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, A PORTION OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, A PORTION OF BECKER ROAD AND A PORTION OF VILLAGE PARKWAY AND ALL OF PARCEL G, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF SAID SOUTHERN GROVE PLAT NO. 35; THENCE SOUTH 04°25'12" EAST, DISTANCE OF 374.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24381.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°30'14", A DISTANCE OF 1916.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'02" WEST, DISTANCE OF 161.94 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001 - 2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79, SAID LINE ALSO BEING ALONG A PORTION OF THE EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 33) TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BECKER ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95; THENCE SOUTH 89°57'55" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BECKER ROAD AND ITS EASTERLY PROLONGATION, DISTANCE OF 2640.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, THROUGH A CENTRAL ANGLE OF 14°26'20", A DISTANCE OF 1278.93 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3201.00 FEET AND WHOSE CHORD BEARS NORTH 09°35'44" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°09'16", A DISTANCE OF 232.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°40'22" EAST, A DISTANCE OF 461.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3969.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°32'02", A DISTANCE OF 1630.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°51'40" WEST, A DISTANCE OF 675.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 194.19 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ITS SOUTHERLY PROLONGATION) TO A POINT ON THE NORTHERLY LINE OF E/W 4 RIGHT-OF-WAY

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 6**



**CAULFIELD & WHEELER, INC.**  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)–392–1991 / FAX (561)–750–1452

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 8  
 SKETCH OF DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	7/21/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060–CDD8

(PARR DRIVE) CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°59'43" EAST ALONG SAID NORTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), A DISTANCE OF 284.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 332.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'41", A DISTANCE OF 371.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°56'35" EAST, A DISTANCE OF 15.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 567.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°03'25", A DISTANCE OF 436.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 2689.74 FEET TO THE INTERSECTION AT THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6987.97 FEET AND WHOSE CHORD BEARS SOUTH 11°44'11" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, THROUGH A CENTRAL ANGLE OF 14°37'59", A DISTANCE OF 1784.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°25'12" EAST, A DISTANCE OF 1376.59 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 420.29 ACRES MORE OR LESS.

**LEGEND ABBREVIATIONS**

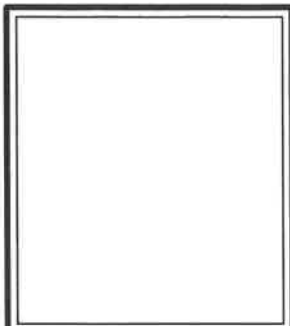
- |                                       |                                |
|---------------------------------------|--------------------------------|
| Δ - DELTA (CENTRAL ANGLE)             | PG. - PAGE                     |
| CB - CHORD BEARING                    | P.B. - PLAT BOOK               |
| CD - CHORD DISTANCE                   | P.O.B. - POINT OF BEGINNING    |
| E - EAST/EASTERLY                     | P.O.C. - POINT OF COMMENCEMENT |
| ESMT - EASEMENT                       | PUE - PUBLIC UTILITY EASEMENT  |
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| FPL - FLORIDA POWER AND LIGHT COMPANY | R.L. - RADIAL LINE             |
| IQE - IRRIGATION EASEMENT             | R/W - RIGHT-OF-WAY             |
| L - ARC LENGTH                        | S - SOUTH/SOUTHERLY            |
| L.B. - LICENSED BUSINESS              | W - WEST/WESTERLY              |
| N - NORTH/NORTHERLY                   | WMT - WATER MANAGEMENT TRACT   |
| O.R.B. - OFFICIAL RECORDS BOOK        |                                |

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF SOUTH 04°25'12" EAST ALONG THE EAST LINE OF SOUTHERN GROVE PLAT NO. 35 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**SHEET 2 OF 6**



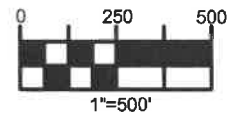
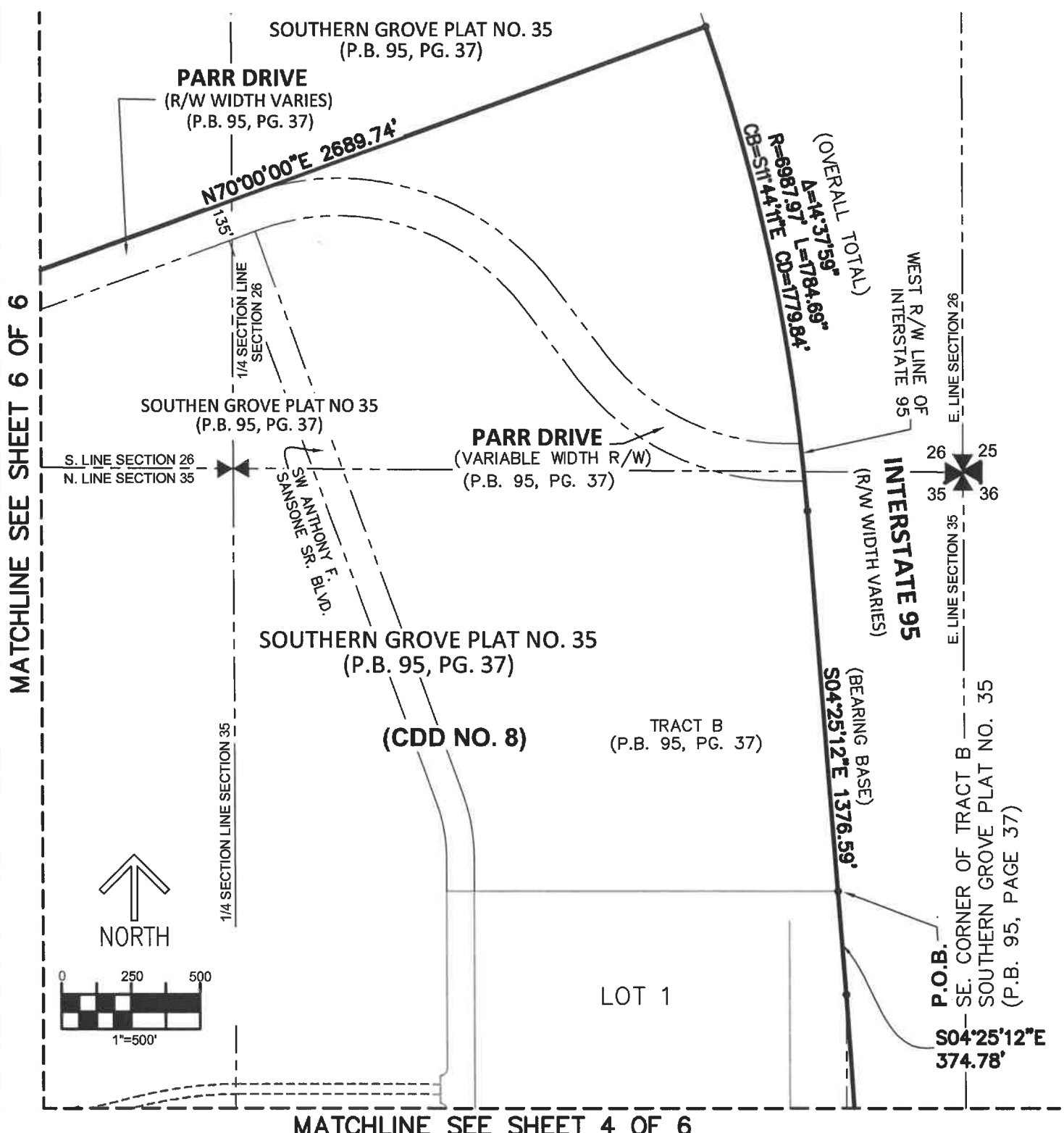
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/21/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD8

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 8  
 SKETCH OF DESCRIPTION**






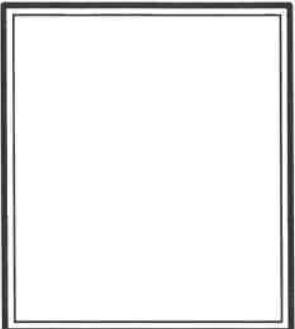
MATCHLINE SEE SHEET 6 OF 6

MATCHLINE SEE SHEET 4 OF 6

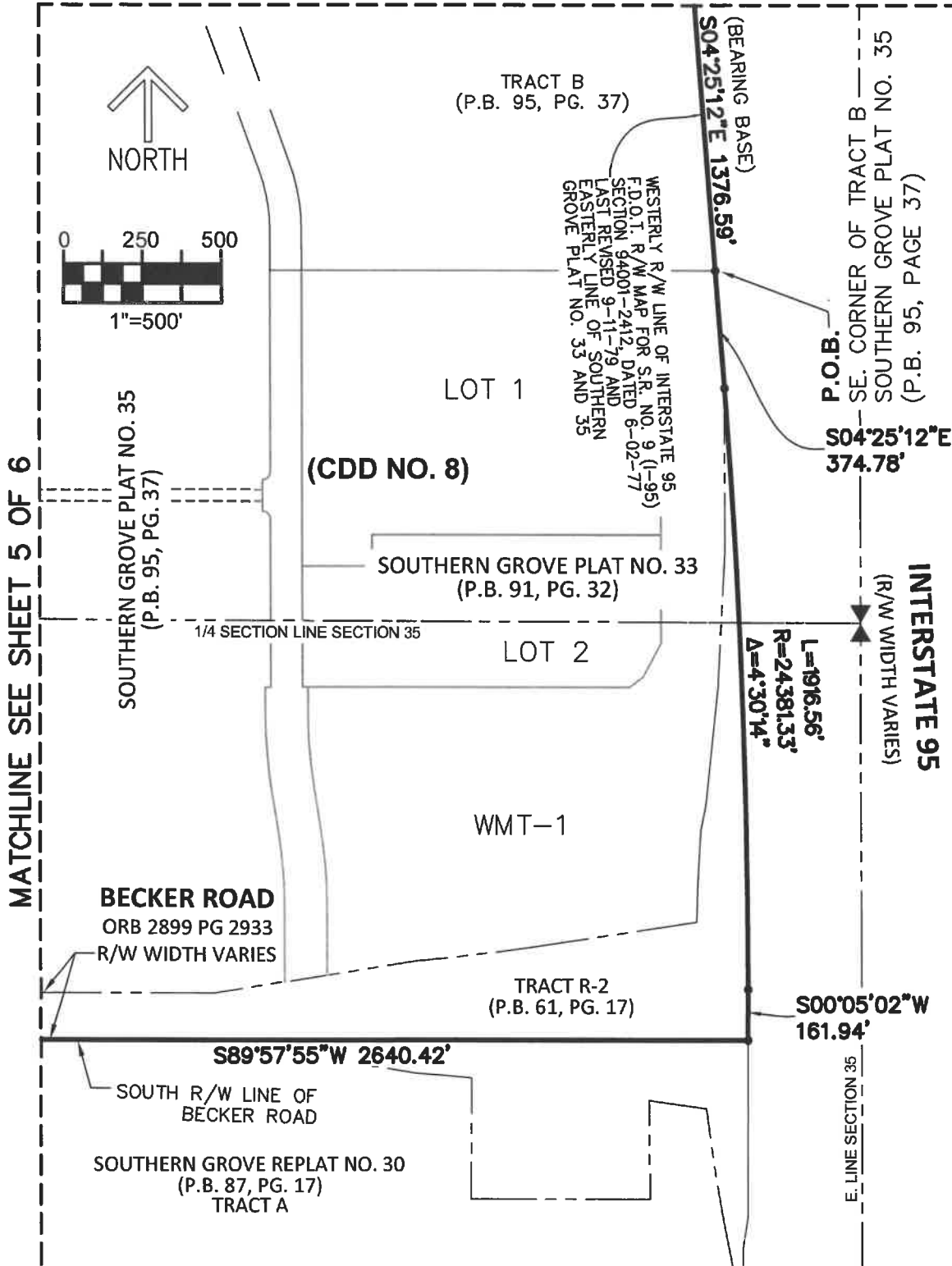
SHEET 3 OF 6

**CAULFIELD & WHEELER, INC.**  
  
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**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 8**  
**SKETCH OF DESCRIPTION**



DATE	7/21/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD8



**CAULFIELD & WHEELER, INC.**

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**SOUTHERN GROVE AT TRADITION  
CDD NO. 8  
SKETCH OF DESCRIPTION**

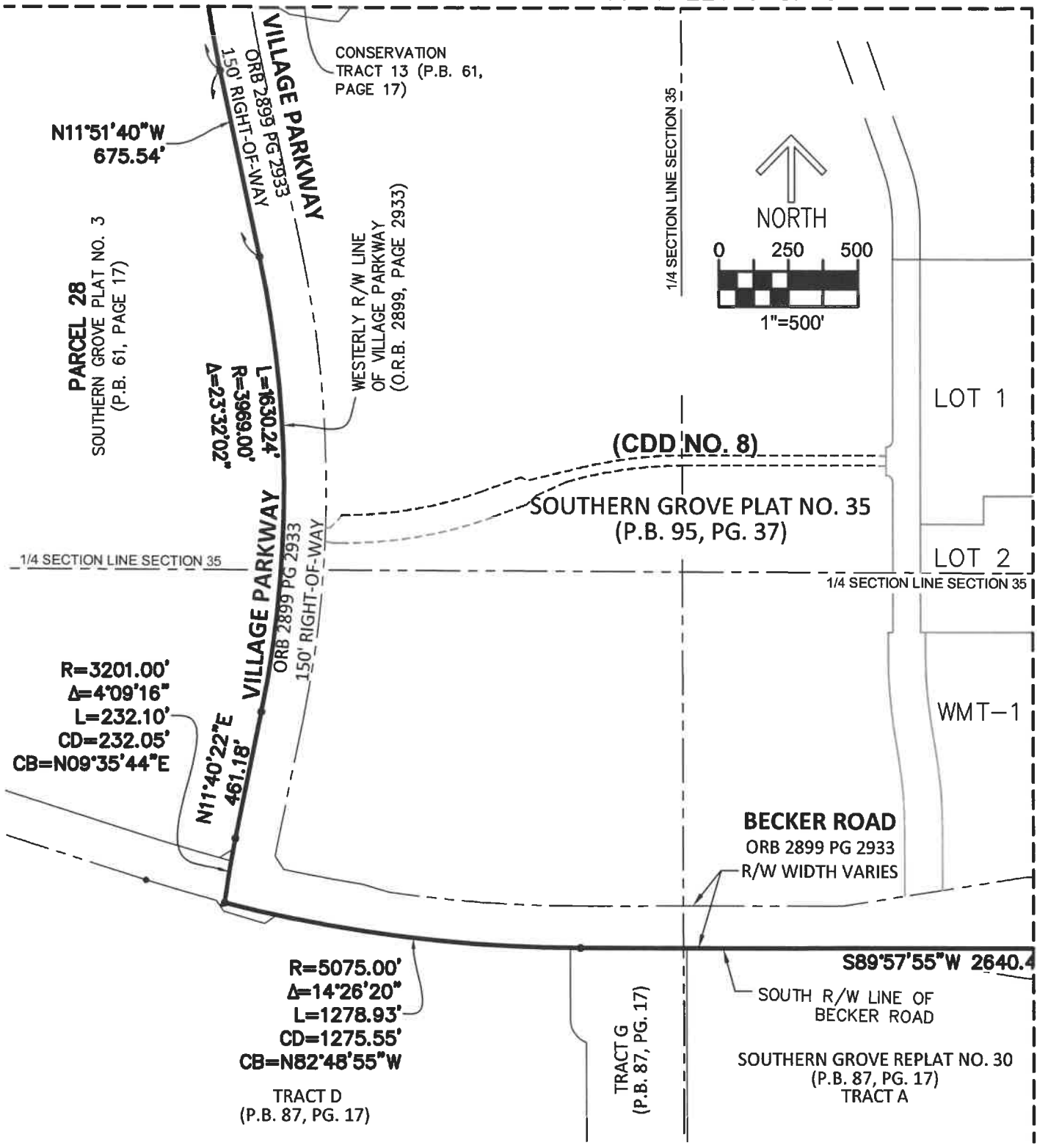
DATE 7/21/2021

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD8



**PARCEL 28**  
 SOUTHERN GROVE PLAT NO. 3  
 (P.B. 61, PAGE 17)

**L=1630.24'**  
**R=3969.00'**  
**Δ=23°32'02"**

**R=3201.00'**  
**Δ=4°09'16"**  
**L=232.10'**  
**CD=232.05'**  
**CB=N09°35'44"E**

**N11°40'22"E**  
**461.18'**  
**81.19'**

**R=5075.00'**  
**Δ=14°26'20"**  
**L=1278.93'**  
**CD=1275.55'**  
**CB=N82°48'55"W**


TRACT D  
 (P.B. 87, PG. 17)

**(CDD NO. 8)**

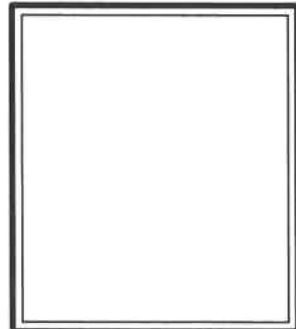
**S89°57'55"W 2640.4'**

**BECKER ROAD**  
 ORB 2899 PG 2933  
 R/W WIDTH VARIES

SOUTHERN GROVE REPLAT NO. 30  
 (P.B. 87, PG. 17)  
 TRACT A

**CAULFIELD & WHEELER, INC.**  
  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 8**  
**SKETCH OF DESCRIPTION**



DATE	7/21/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD8



SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PG. 37)

**PARR DRIVE**  
(R/W WIDTH VARIES)  
(P.B. 95, PG. 37)

PARCEL 27D  
(P.B. 74, PAGE 10)

S89°59'43"E 284.42'

N00°00'00"E  
194.19'

L=371.76'  
R=332.50'  
Δ=64°03'41"

L=436.37'  
R=567.50'  
Δ=44°03'25"

N70°00'00"E 2689.74'

N25°56'35"E  
15.95'

SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PG. 37)

27 26  
34 35  
SOUTH R/W LINE  
E/W 4 PARR DR.

R=4119.00'  
Δ=11°51'40"  
L=852.70'  
CD=851.18'  
CB=N05°55'50"W

PARCEL G  
O.R.B. 2899, PAGE 2933

INDIAN MOUND  
SITE (P.B. 61,  
PAGE 17)

CONSERVATION  
TRACT 13 (P.B. 61,  
PAGE 17)

S. LINE SECTION 26  
N. LINE SECTION 35  
SW ANTHONY F.  
BLVD.

W. LINE SECTION 35

N11°51'40"W  
675.54'

PARCEL 28  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

L=1630.24'  
R=3969.00'  
Δ=23°32'02"

VILLAGE PARKWAY  
150' RIGHT-OF-WAY  
ORB 2899 PG 2933

WESTERLY R/W LINE  
OF VILLAGE PARKWAY  
(O.R.B. 2899, PAGE 2933)

S. LINE SECTION 26  
N. LINE SECTION 35

1/4 SECTION LINE SECTION 35

(CDD NO. 8)

SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PG. 37)

MATCHLINE SEE SHEET 5 OF 6

SHEET 6 OF 6

MATCHLINE SEE SHEET 3 OF 6

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
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SOUTHERN GROVE AT TRADITION  
CDD NO. 8  
SKETCH OF DESCRIPTION

DATE	7/21/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD8

**DESCRIPTION: (CDD NO. 9)**

A PARCEL OF LAND LYING IN SECTIONS 15, 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA, BEING PORTIONS OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74 PAGE 10, SW. DISCOVERY WAY (E/W #1 RIGHT-OF-WAY), VILLAGE PARKWAY, COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, OFFICIAL RECORDS BOOK 2418, PAGE 2671 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF PARCEL 25D, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 64°58'12" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 25D, A DISTANCE OF 417.52 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 49°58'54" WEST, A DISTANCE OF 149.52 FEET; THENCE NORTH 16°23'38" WEST, A DISTANCE OF 482.13 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 157.75 FEET; THENCE NORTH 72°51'09" WEST, A DISTANCE OF 195.97 FEET; THENCE NORTH 67°12'19" WEST, A DISTANCE OF 253.05 FEET; THENCE NORTH 03°22'33" WEST, A DISTANCE OF 250.28 FEET; THENCE NORTH 89°02'46" WEST, A DISTANCE OF 187.75 FEET; THENCE NORTH 87°15'07" WEST, A DISTANCE OF 159.43 FEET; THENCE NORTH 21°09'50" WEST, A DISTANCE OF 172.22 FEET; THENCE NORTH 40°42'50" WEST, A DISTANCE OF 55.14 FEET; THENCE NORTH 47°29'53" WEST, A DISTANCE OF 50.95 FEET; THENCE NORTH 46°24'21" WEST, A DISTANCE OF 66.99 FEET; THENCE NORTH 47°56'40" WEST, A DISTANCE OF 63.78 FEET; THENCE NORTH 40°11'16" WEST, A DISTANCE OF 68.02 FEET; THENCE NORTH 17°46'35" WEST, A DISTANCE OF 94.59 FEET; THENCE NORTH 03°08'45" WEST, A DISTANCE OF 105.24 FEET; THENCE NORTH 19°35'41" EAST, A DISTANCE OF 96.22 FEET; THENCE NORTH 08°26'23" WEST, A DISTANCE OF 239.39 FEET; THENCE NORTH 58°41'08" WEST, A DISTANCE OF 236.07 FEET; THENCE NORTH 16°59'22" WEST, A DISTANCE OF 115.17 FEET; THENCE NORTH 11°01'24" EAST, A DISTANCE OF 152.57 FEET; THENCE NORTH 13°10'01" WEST, A DISTANCE OF 68.24 FEET (THE PRECEDING TWENTY TWO COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE EASTERLY LINE OF PARCEL A AS SHOWN ON THE PLAT OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 33°37'18" EAST, A DISTANCE OF 305.32 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A, SAID POINT ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET AND WHOSE CHORD BEARS NORTH 50°33'42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF PARCEL A, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°51'01" WEST ALONG SAID NORTHERLY LINE OF PARCEL A AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 8

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 8**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD9

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 9  
 SKETCH OF DESCRIPTION**

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 285.48 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID NORTHERLY LINE OF PARCEL A, PULTE AT TRADITION PHASE 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3424.29 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'32" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY AND ITS WESTERLY EXTENSION, A DISTANCE OF 756.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF SW. DISCOVERY WAY (E/W 1 R/W) AND ITS EASTERLY EXTENSION, THROUGH A CENTRAL ANGLE OF 17°56'47", A DISTANCE OF 602.96 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY; THENCE NORTH 72°05'42" EAST, A DISTANCE OF 150.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY; THENCE SOUTH 11°42'39" EAST, A DISTANCE OF 634.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2480.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'20", A DISTANCE OF 676.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°20'59" EAST, A DISTANCE OF 936.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°30'43", A DISTANCE OF 2259.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3747.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 1577.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 2265.94 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W 3 RIGHT-OF-WAY AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET AND WHOSE CHORD BEARS SOUTH 62°37'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°08'39", A DISTANCE OF 150.08 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 25°57'22" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY, A DISTANCE OF 1363.64 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 269.50 ACRES MORE OR LESS.

SHEET 2 OF 8



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 9  
SKETCH OF DESCRIPTION

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLATTED BEARING OF SOUTH 25°57'22" EAST ALONG THE SOUTHWEST LINE OF LOT 3, SOUTHERN GROVE PLAT NO. 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, OF SAID PUBLIC RECORDS.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**LEGEND ABBREVIATIONS**

Δ - DELTA (CENTRAL ANGLE)	PG. - PAGE
CB - CHORD BEARING	P.B. - PLAT BOOK
CD - CHORD DISTANCE	P.O.B. - POINT OF BEGINNING
E. - EAST/EASTERLY	P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT	PUE - PUBLIC UTILITY EASEMENT
F.B. - FIELD BOOK	R - RADIUS
FPL - FLORIDA POWER AND LIGHT COMPANY	R.L. - RADIAL LINE
IQE - IRRIGATION EASEMENT	R/W - RIGHT-OF-WAY
L - ARC LENGTH	S. - SOUTH/SOUTHERLY
L.B. - LICENSED BUSINESS	W. - WEST/WESTERLY
N. - NORTH/NORTHERLY	WMT - WATER MANAGEMENT TRACT
O.R.B. - OFFICIAL RECORDS BOOK	

**SHEET 3 OF 8****CAULFIELD & WHEELER, INC.**

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**SOUTHERN GROVE AT TRADITION  
 CDD NO. 9  
 SKETCH OF DESCRIPTION**

DATE 9/14/2020

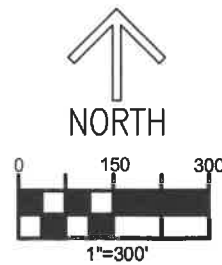
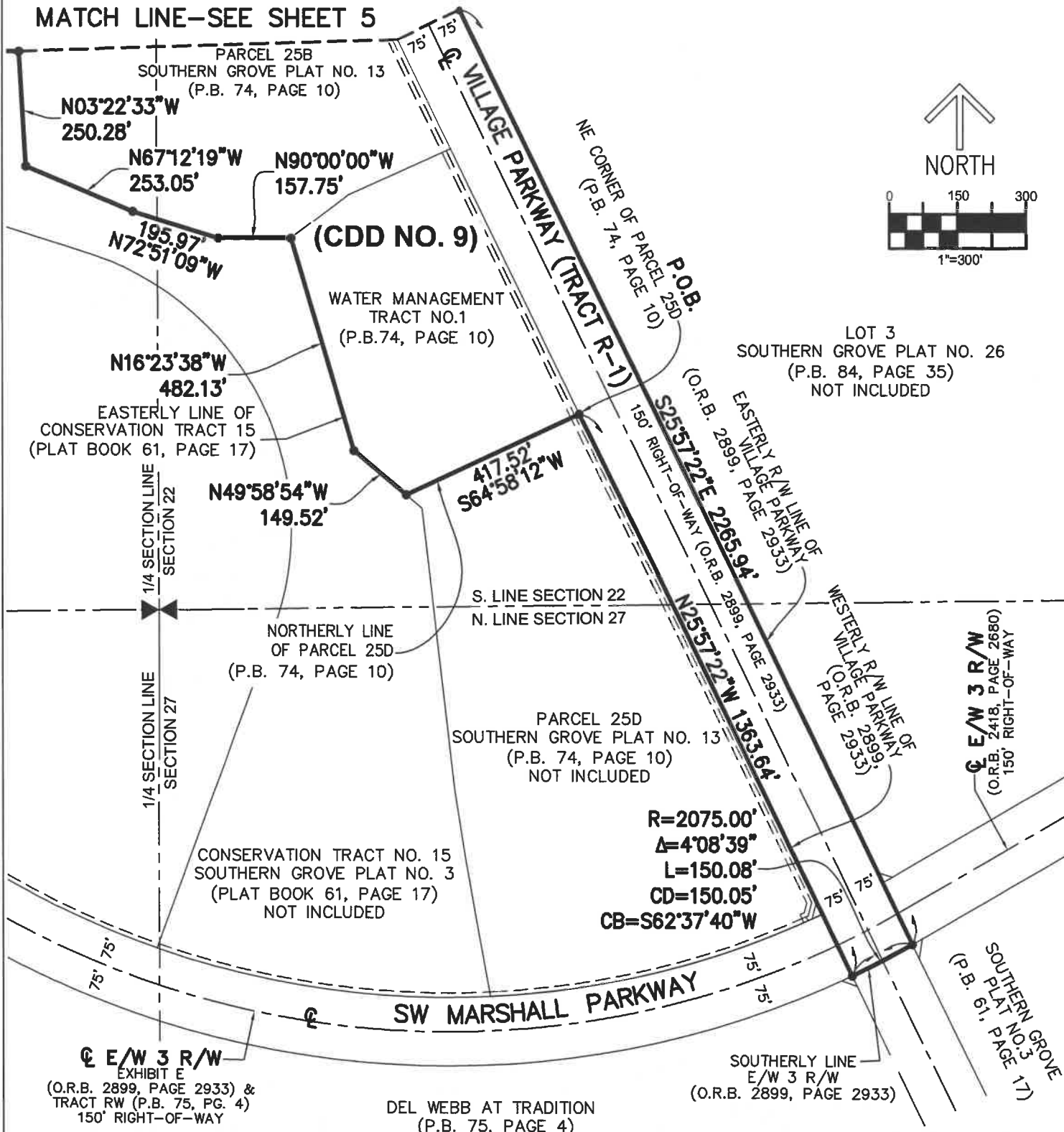
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD9

MATCH LINE—SEE SHEET 5




LOT 3  
SOUTHERN GROVE PLAT NO. 26  
(P.B. 84, PAGE 35)  
NOT INCLUDED

PARCEL 25D  
SOUTHERN GROVE PLAT NO. 13  
(P.B. 74, PAGE 10)  
NOT INCLUDED

CONSERVATION TRACT NO. 15  
SOUTHERN GROVE PLAT NO. 3  
(PLAT BOOK 61, PAGE 17)  
NOT INCLUDED

R=2075.00'  
Δ=4°08'39"  
L=150.08'  
CD=150.05'  
CB=S62°37'40"W

SHEET 4 OF 8

**CAULFIELD & WHEELER, INC.**  
  
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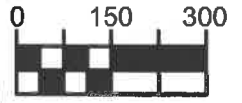
DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060–CDD9

**SOUTHERN GROVE AT TRADITION  
CDD NO. 9  
SKETCH OF DESCRIPTION**





NORTH

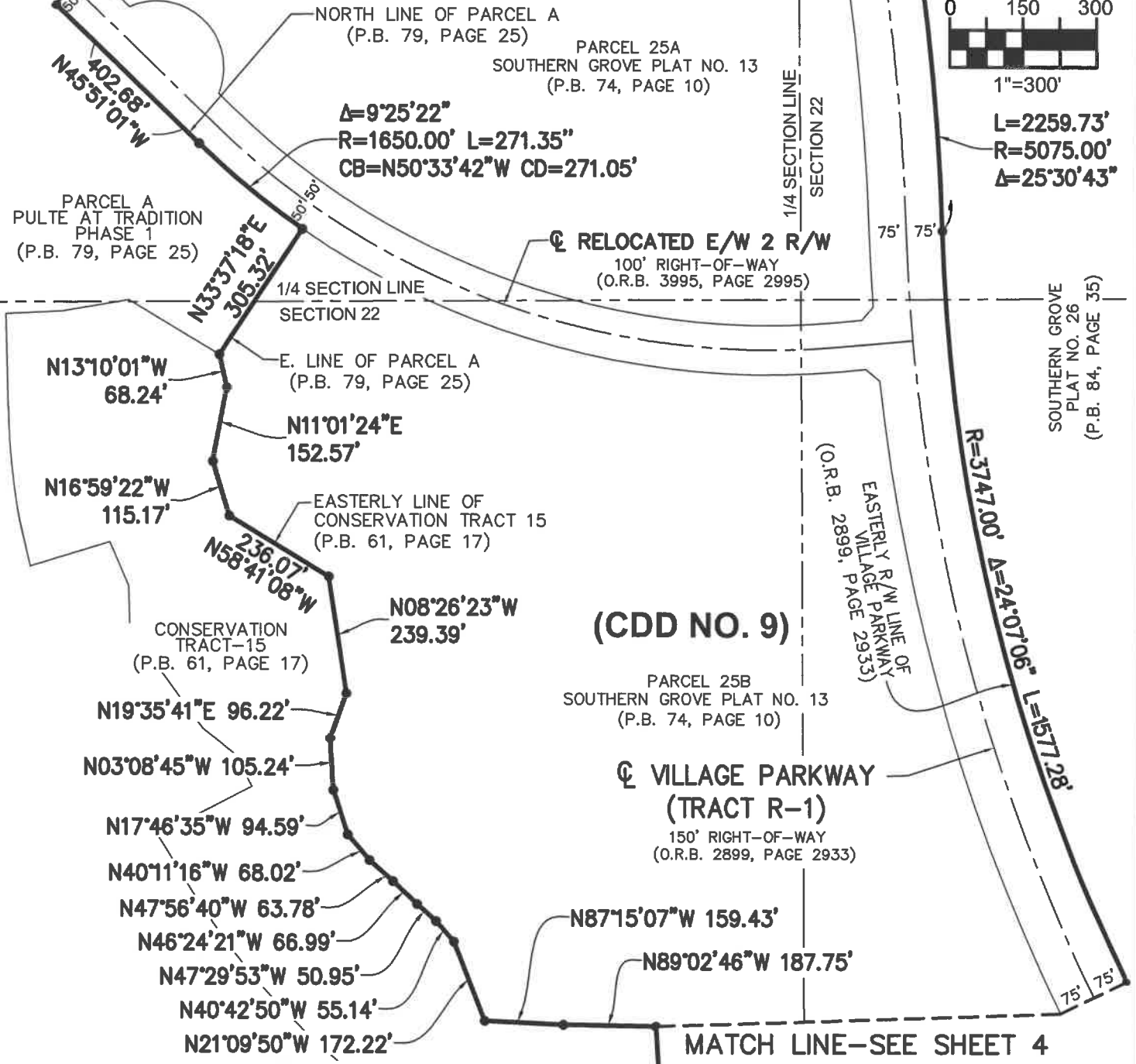


1"=300'

L=2259.73'  
R=5075.00'  
Δ=25°30'43"

MATCH LINE—SEE SHEET 6

MATCH LINE—SEE SHEET 8




**(CDD NO. 9)**

PARCEL 25B  
SOUTHERN GROVE PLAT NO. 13  
(P.B. 74, PAGE 10)

⊕ VILLAGE PARKWAY  
(TRACT R-1)  
150' RIGHT-OF-WAY  
(O.R.B. 2899, PAGE 2933)

SOUTHERN GROVE  
PLAT NO. 26  
(P.B. 84, PAGE 35)

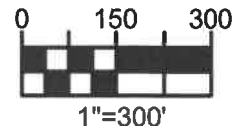
(O.R.B. 2899, PAGE 2933)  
EASTERLY R/W LINE OF  
VILLAGE PARKWAY

**CAULFIELD & WHEELER, INC.**  
  
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DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD9

**SOUTHERN GROVE AT TRADITION  
CDD NO. 9  
SKETCH OF DESCRIPTION**



MATCH LINE—SEE SHEET 7

☉ COMMUNITY BOULEVARD  
 150' RIGHT-OF-WAY  
 (O.R.B. 2899, PAGE 2933)  
 (O.R.B. 3995, PAGE 2995)

RIVERLAND PARCEL  
 A — PLAT ONE  
 (P.B. 75, PAGE 31)

N00°05'34"E 3424.29'

WEST LINE OF SOUTHERN  
 GROVE PER (EXHIBIT "B")  
 O.R.B. 1536, PAGE 1703  
 AND EAST LINE OF LANDS  
 PER O.R.B. 577, PAGE 676

**(CDD NO. 9)**

PARCEL 24  
 SOUTHERN GROVE PLAT NO. 3  
 (P.B. 61, PAGE 17)

☉ RELOCATED E/W 2 R/W  
 100' RIGHT-OF-WAY  
 (O.R.B. 3995, PAGE 2995)

NORTH LINE OF PARCEL A  
 (P.B. 79, PAGE 25)

N90°00'00"W 175.00'

285.48'  
 N90°00'00"W

L=654.97'  
 R=850.00'  
 Δ=44°08'59"

PARCEL A  
 PULTE AT TRADITION PHASE 1  
 (P.B. 79, PAGE 25)

MATCH LINE—SEE SHEET 8

MATCH LINE—  
 SEE SHEET 5

SHEET 6 OF 8

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SOUTHERN GROVE AT TRADITION  
 CDD NO. 9  
 SKETCH OF DESCRIPTION

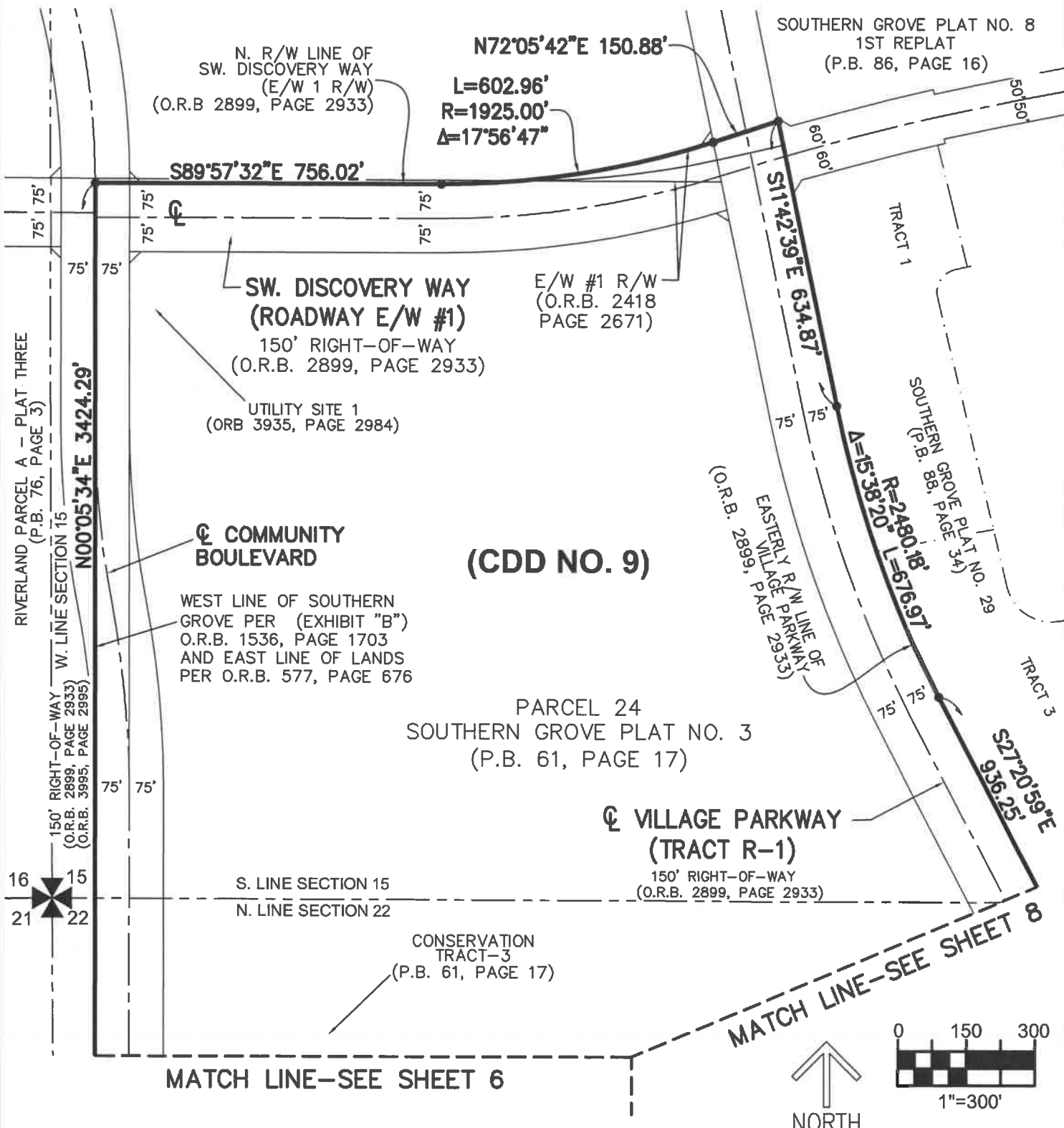
DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

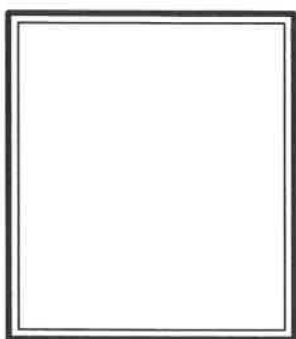
SCALE AS SHOWN

JOB NO. 8060—CDD9

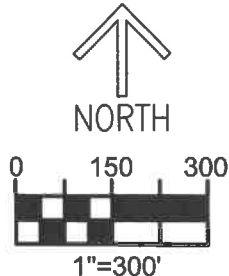


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**SOUTHERN GROVE AT TRADITION**  
**CDD NO. 9**  
**SKETCH OF DESCRIPTION**



DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD9



MATCH LINE—SEE SHEET 7

TRACT 3  
SOUTHERN GROVE  
PLAT NO. 29  
(P.B. 88, PG. 34)

S. LINE SECTION 15  
N. LINE SECTION 22

S27°20'59"E  
936.25'  
VILLAGE PARKWAY  
(TRACT R-1)

SW TRADE CENTER DRIVE

MATCH LINE—SEE SHEET 6

(CDD NO. 9)

PARCEL 24  
SOUTHERN GROVE PLAT NO. 3  
(P.B. 61, PAGE 17)

Ⓞ VILLAGE PARKWAY  
(TRACT R-1)  
150' RIGHT-OF-WAY  
(O.R.B. 2899, PAGE 2933)

PARCEL 25A  
SOUTHERN GROVE PLAT NO. 13  
(P.B. 74, PAGE 10)

1/4 SECTION LINE SECTION 22


WMT-1  
SOUTHERN GROVE PLAT NO. 14  
(P.B. 71, PAGE 35)

R=5075.00' Δ=25°30'43" L=2259.73'

WMT-1  
SOUTHERN GROVE  
PLAT NO. 26  
(P.B. 84, PAGE 35)

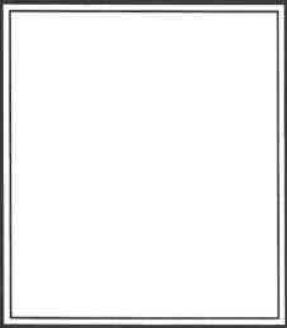
MATCH LINE—SEE SHEET 5

SHEET 8 OF 8



**CAULFIELD & WHEELER, INC.**  
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**SOUTHERN GROVE AT TRADITION  
CDD NO. 9  
SKETCH OF DESCRIPTION**



DATE	9/14/2020
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8060-CDD9

**DESCRIPTION: (CDD NO.10)**

A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, ALL OF LOTS 2, 3 AND 4, SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, A PORTION OF TOM MACKIE BOULEVARD (TRACT RW-1), SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, WATER MANAGEMENT TRACT-1 (WMT-1), CONSERVATION TRACTS 4 AND 5, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2705, UTILITY SITES 4 AND 5 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°33'50" WEST, A DISTANCE OF 1297.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'21", A DISTANCE OF 999.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°48'29" WEST, A DISTANCE OF 961.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°44'52", A DISTANCE OF 27.08 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE E/W 3 RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE NORTH 25°57' 22" WEST, A DISTANCE OF 2265.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3747.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 1577.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°30'43", A DISTANCE OF 2259.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 27°20'59" WEST, A DISTANCE OF 66.17 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW. TRADE CENTER DRIVE (TRACT RW-1) AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 23; THENCE NORTH 73°58'33 EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SW. TRADE CENTER DRIVE (TRACT RW-1) AND ITS EASTERLY EXTENSION, A DISTANCE OF 775.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOM MACKIE BOULEVARD (TRACT RW-1); THENCE NORTH 16°01'27" WEST, A DISTANCE OF 296.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1900.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°57'06", A DISTANCE OF 64.72 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SAID TOM MACKIE BOULEVARD (TRACT RW-1) TO A POINT ON THE SOUTHERLY LINE OF PARCEL 3, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 23; THENCE NORTH 71°12'40" EAST ALONG SAID SOUTHERLY LINE OF PARCEL 3 AND ITS EASTERLY EXTENSION, A DISTANCE OF 1682.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 32,

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 7**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	7/28/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08060-CDD10

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 10  
 SKETCH OF DESCRIPTION**

SAID POINT ALSO BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79; THENCE SOUTH 18°47'20" EAST, A DISTANCE OF 915.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,749.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°11'10", A DISTANCE OF 1376.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°02'34" EAST, A DISTANCE OF 53.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 22°37'36" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°31'59", A DISTANCE OF 661.68 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 65°16'33" EAST, A DISTANCE OF 59.98 FEET; THENCE SOUTH 23°27'14" EAST, A DISTANCE OF 5.99 FEET; THENCE SOUTH 10°06'31" WEST, A DISTANCE OF 72.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 27°47'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°16'14", A DISTANCE OF 3569.66 FEET (THE PRECEDING EIGHT COURSES COINCIDENT WITH SAID EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 32, ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79) TO THE SOUTHEAST CORNER OF SAID SOUTHERN GROVE PLAT NO. 32; THENCE ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 32°07'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°24'30", A DISTANCE OF 176.28 FEET TO A POINT OF NON-TANGENCY AND THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 399.14 ACRES MORE OR LESS.

### LEGEND ABBREVIATIONS

Δ – DELTA (CENTRAL ANGLE)	PG. – PAGE
CB – CHORD BEARING	P.B. – PLAT BOOK
CD – CHORD DISTANCE	P.O.B. – POINT OF BEGINNING
E – EAST/EASTERLY	P.O.C. – POINT OF COMMENCEMENT
ESMT – EASEMENT	PUE – PUBLIC UTILITY EASEMENT
C.T. – CONSERVATION TRACT	R – RADIUS
FPL – FLORIDA POWER AND LIGHT COMPANY	R.L. – RADIAL LINE
IQE – IRRIGATION EASEMENT	R/W – RIGHT-OF-WAY
L – ARC LENGTH	S – SOUTH/SOUTHERLY
L.B. – LICENSED BUSINESS	W – WEST/WESTERLY
N – NORTH/NORTHERLY	WMT – WATER MANAGEMENT TRACT
O.R.B. – OFFICIAL RECORDS BOOK	

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF SOUTH 89°33'50" WEST ALONG THE NORTH LINE OF PARCEL 31, SOUTHERN GROVE PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**SHEET 2 OF 7**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING – LAND SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452

**SOUTHERN GROVE AT TRADITION  
CDD NO. 10  
SKETCH OF DESCRIPTION**

DATE 7/28/2021

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB N08060–CDD10



MATCHLINE SEE SHEET 4 OF 7

E. LINE SECTION 22  
W. LINE SECTION 23

E. LINE SECTION 27

C.T.  
#5

WEST R/W LINE OF  
INTERSTATE 95

INTERSTATE 95  
(R/W VARIES)

WESTERLY R/W LINE OF INTERSTATE 95  
F.D.O.T. R/W MAP FOR S.R. NO. 9 (I-95)  
SECTION 84001-2412 DATED 6-02-77  
EASTERLY LINED 9-11-78 AND  
SOUTHERLY LINE OF TRACT 3  
SOUTHERN GROVE PLAT NO. 32

(CDD NO.10)

TRACT 3  
SOUTHERN GROVE PLAT NO. 32  
(P.B. 90, PAGE 12)

$R=24729.33'$   
 $\Delta=8^{\circ}16'14''$   
 $L=3569.66''$   
 $CB=S27^{\circ}47'07''E$   
 $CD=3566.56'$

$R=24729.33'$   
 $\Delta=0^{\circ}24'30''$   
 $L=176.28'$   
 $CD=176.28'$   
 $CB=S32^{\circ}07'29''E$

UTILITY  
SITE #4

UTILITY  
SITE #4

E/W 3 75' (O.R.B. 2418, PG. 2680)  
R/W 75' (150' R/W)

S. LINE SECTION 23  
N. LINE SECTION 26

$S89^{\circ}33'50''W$  1297.80'  
(BEARING BASE)

$\Delta=29^{\circ}45'21''$   
 $R=1925.00'$   $L=999.72''$   
 $CB=S74^{\circ}41'09''W$   $CD=988.53'$

**P.O.B.**  
NE. CORNER OF  
SOUTHERN GROVE  
PLAT NO. 35  
(P.B. 95, PAGE 37)

$S59^{\circ}48'29''W$   
961.31'

SOUTHERLY LINE OF E/W 3 R/W  
(O.R.B. 2418, PAGE 2680) &  
NORTHERLY LINE OF SOUTHERN  
GROVE PLAT NO. 35  
(P.B. 95, PAGE 37)

SOUTHERN GROVE PLAT NO. 35  
(P.B. 95, PAGE 37)  
NOT INCLUDED

SHEET 3 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 10  
SKETCH OF DESCRIPTION

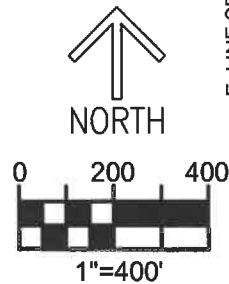
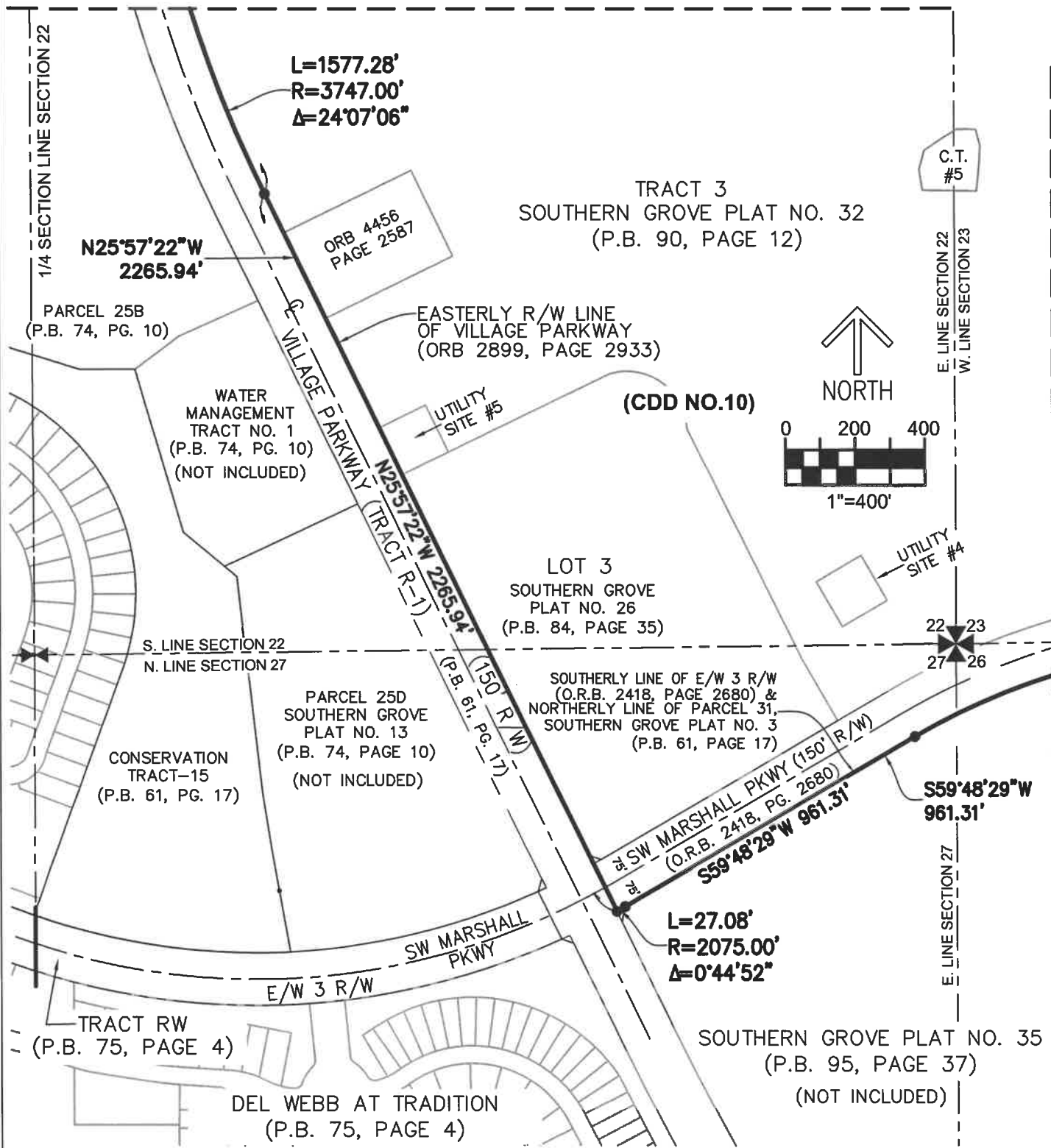
DATE 7/28/2021


DRAWN BY R.A.B.

F.B./ PG. N/A

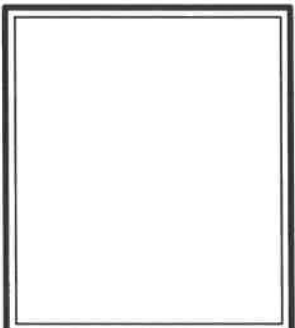
SCALE AS SHOWN

JOB N08060-CDD10



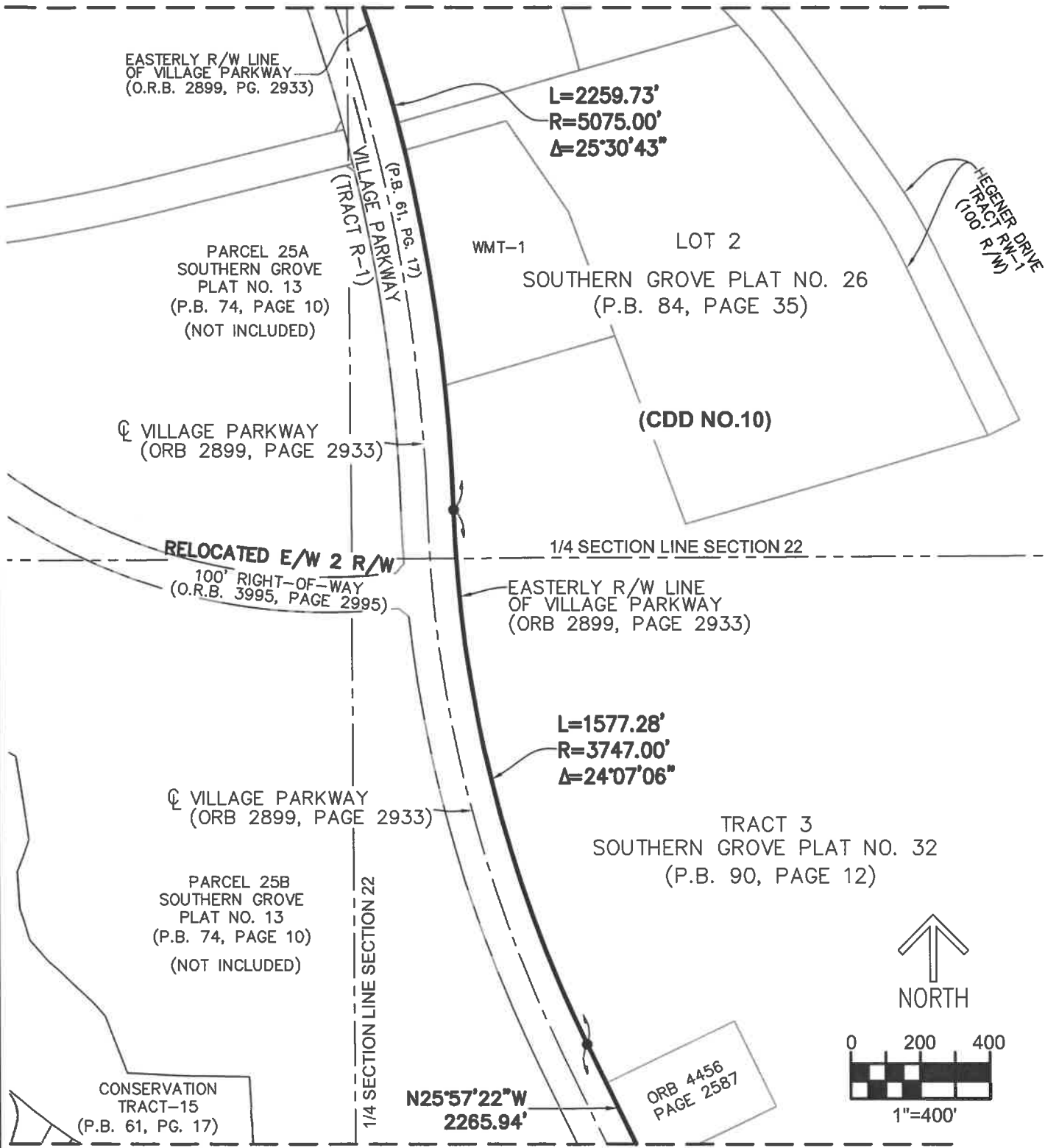
**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452


**SOUTHERN GROVE AT TRADITION  
 CDD NO. 10  
 SKETCH OF DESCRIPTION**

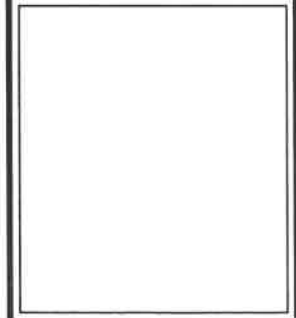


DATE	7/28/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08060-CDD10



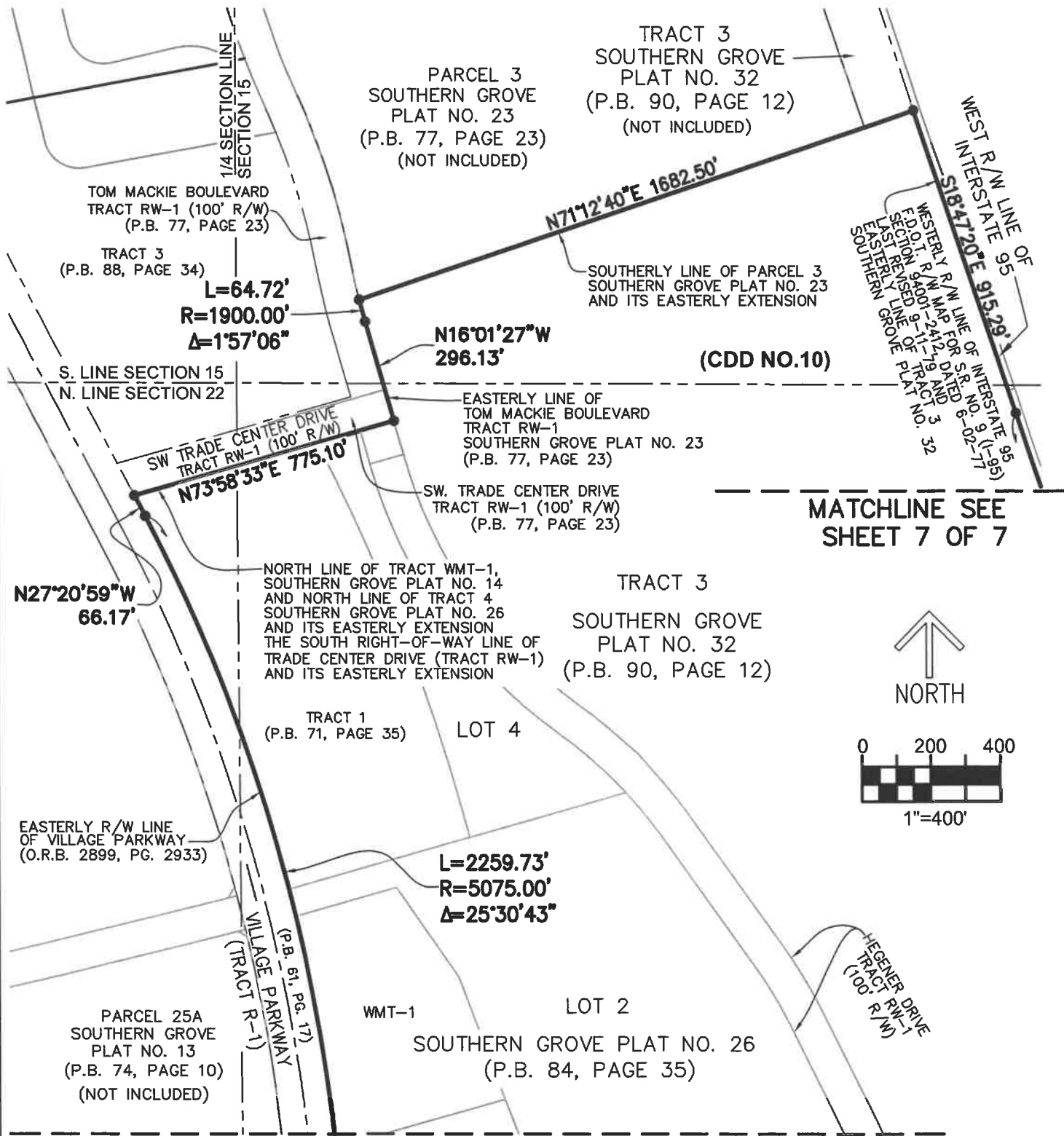


**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING - LAND SURVEYING  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

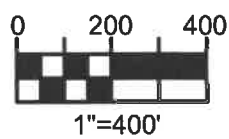


DATE	7/28/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08060-CDD10

**SOUTHERN GROVE AT TRADITION  
 CDD NO. 10  
 SKETCH OF DESCRIPTION**




MATCHLINE SEE SHEET 7 OF 7



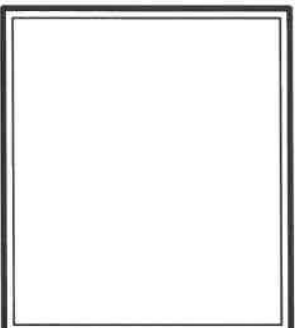
MATCHLINE SEE SHEET 5 OF 7

SHEET 6 OF 7

**CAULFIELD & WHEELER, INC.**



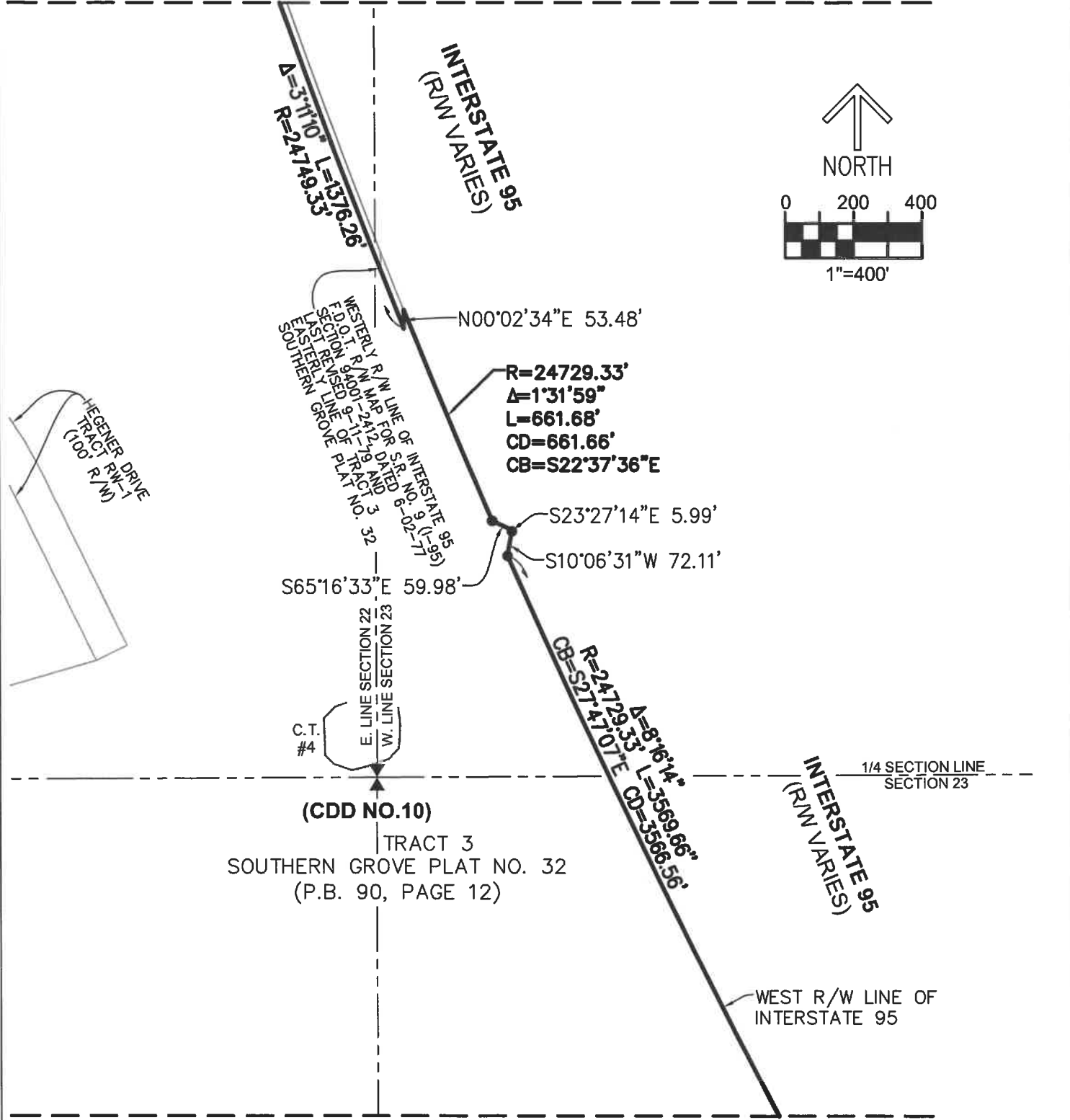
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/28/2021
DRAWN BY	R.A.B.
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO	N08060-CDD10

**SOUTHERN GROVE AT TRADITION  
CDD NO. 10  
SKETCH OF DESCRIPTION**

MATCHLINE SEE SHEET 6 OF 7



TRACT 3  
SOUTHERN GROVE PLAT NO. 32  
(P.B. 90, PAGE 12)

(CDD NO.10)

MATCHLINE SEE SHEET 3 OF 7

SHEET 7 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
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PHONE (561)-392-1991 / FAX (561)-750-1452

SOUTHERN GROVE AT TRADITION  
CDD NO. 10  
SKETCH OF DESCRIPTION

DATE 7/28/2021

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB N08060-CDD10

COMPOSITE EXHIBIT C

**WRITTEN CONSENTS OF THE LANDOWNERS OF 100 PERCENT OF THE  
PROPERTIES AFFECTED BY THE PROPOSED EXPANSIONS AND  
CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS AND THE PROPOSED  
ESTABLISHMENT OF THE NEW SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICTS**

Affected Landowners:

Accel Florida, LLC

Cheney Bros., Inc.

Mattamy Palm Beach LLC

NBPIII Legacy LLC

NBPIII Legacy II LLC

NBPIII Legacy III LLC

NBPIII Legacy IV LLC

Port St. Lucie Governmental Finance Corporation

Tradition Business Center, LLC

Traditions Commerce Park, LLC

Warehomes Precision, LLC

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

ACCEL FLORIDA, LLC, a Florida limited liability corporation (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:**

Sign: [Signature]  
Print Name: Timothy Cummings  
Title: Finance  
Date: 3/21/2022

STATE OF Connecticut  
COUNTY OF New Haven

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 21<sup>ST</sup> day of March 2022, by Timothy Cummings, the VP of Finance of ACCELL FLORIDA, LLC, a Florida limited liability corporation (Landowner). He/she:

is personally known to me or

has produced Connecticut State Driver's License as identification.



[Signature]  
Print Name: Joshua M Broekstra  
Notary Public—State of Connecticut  
My Commission Expires: 06/30/2024

## **EXHIBIT I**

Tract 1 and 2 of Southern Grove Plat No. 32, as recorded in Plat Book 90, Page 12 of the Public Records of St. Lucie County, Florida.

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

CHENEY BROS., INC, a Florida corporation (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.



IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:**

Sign: *Michael Sullivan*  
Print Name: Michael Sullivan  
Title: CFO  
Date: 3/16/22

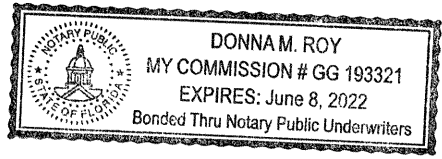
STATE OF Florida  
COUNTY OF Palmetto Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of March 2022, by Michael Sullivan, the CFO of CHENEY BROS., INC, a Florida corporation (Landowner). He/she:

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[Notary Seal]

*Donna M. Roy*  
Print Name: Donna M. Roy  
Notary Public—State of Florida  
My Commission Expires: \_\_\_\_\_



## **EXHIBIT I**

Tract A of Southern Grove Plat No. 38, as recorded in Plat Book 100, Page 13 of the Public Records of St. Lucie County, Florida.

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, 9, AND 10**

MATTAMY PALM BEACH LLC, a Delaware limited liability company (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

LANDOWNER:

MATTAMY PALM BEACH LLC

By: [Signature]  
Print Name: Tony Palumbo  
Title: Vice President  
Date: 04-19-22

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19 day of April, 2022, by Tony Palumbo, the VP of Mattamy Palm Beach LLC (Landowner). He/she:

is personally known to me or

has produced \_\_\_\_\_ as identification.

[Notary Seal]



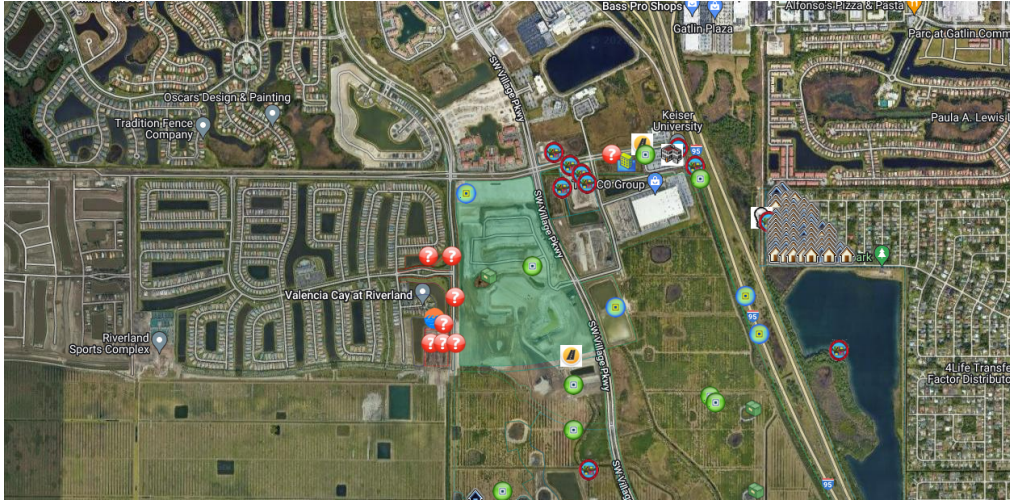
[Signature]  
Print Name: Julie Hurst  
Notary Public—State of Florida  
My Commission Expires: 1-22-24

# EXHIBIT I

[Legal description of Property of Landowner]

TELARO AT SOUTHERN GROVE PLAT 2 (PB 98-1) FUTURE DEVELOPMENT TRACT A

Parcel ID: 4315-709-0005-000-0



**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

NPBIII LEGACY I, LLC, a Delaware limited liability corporation (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

LANDOWNER: NBPIII LEGACY I, LLC,  
a Delaware limited liability company

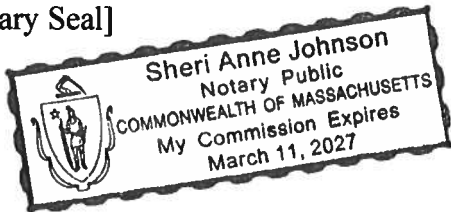
Sign: *Dean Ashins*  
Print Name: Dean Ashins  
Title: Authorized Person  
Date: 3/9/2022

STATE OF Massachusetts  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of March 2022, by Dean Ashins, the Authorized Person of NBPIII LEGACY I, LLC, a Delaware limited liability company (Landowner). He/she:

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[Notary Seal]



*Sheri Johnson*  
Print Name: Sheri Johnson  
Notary Public—State of Massachusetts  
My Commission Expires: 3/11/2027

## **EXHIBIT I**

**Lot 1 of Southern Grove Plat No. 33, as recorded in Plat Book 91, Page 32 of the Public Records of St. Lucie County, Florida.**



**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

NBPIII LEGACY II LLC, a Delaware limited liability company, whose mailing address is 401 Edgewater Place, Suite 265, Wakefield, Massachusetts 01880 (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:** NBPIII LEGACY II LLC, a Delaware limited liability company

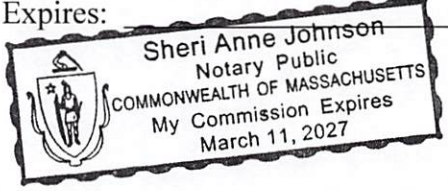
By: Dean Atkins  
Print Name: Dean Atkins  
Title: Authorized Person  
Date: 11/9/2021

STATE OF Massachusetts  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9 day of November 2021, by Dean Atkins, the Authorized Person of NBP III LEGACY II LLC, a Delaware limited liability company, who is  personally known to me, or who has [ ] produced the following identification \_\_\_\_\_.

[Notary Seal]

[Signature]  
Print Name: \_\_\_\_\_  
Notary Public—State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT I**

Lot 5 of Southern Grove Plat No. 35 as recorded in Plat Book 95, Page 37 of the Official Records of St. Lucie County, Florida.

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

NPBIII LEGACY III, LLC, a Delaware limited liability corporation (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

LANDOWNER: NBPIII LEGACY III, LLC,  
a Delaware limited liability company

Sign: *Dean Atkins*  
Print Name: Dean Atkins  
Title: Authorized Person  
Date: 3/9/2022

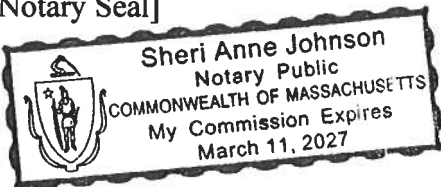
STATE OF Massachusetts  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9 day of March 2022, by Dean Atkins, the Authorized Person of NBPIII LEGACY III, LLC, a Delaware limited liability company (Landowner). He/she:

is personally known to me or

has produced \_\_\_\_\_ as identification.

[Notary Seal]



*Sheri Johnson*  
Print Name: Sheri Johnson  
Notary Public—State of Massachusetts  
My Commission Expires: 3/11/2027

## **EXHIBIT I**

**Lot 2 of Southern Grove Plat No. 33, as recorded in Plat Book 91, Page 32 of the Public Records of St. Lucie County, Florida.**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

NPBIII LEGACY IV, LLC, a Delaware limited liability corporation (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

LANDOWNER: NBPIII LEGACY IV, LLC,  
a Delaware limited liability company

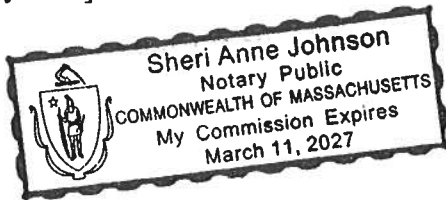
Sign: *Dean Ashins*  
Print Name: Dean Ashins  
Title: Authorized Person  
Date: 3/9/2022

STATE OF Massachusetts  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of March 2022, by Dean Ashins, the Authorized Person of NBPIII LEGACY IV, LLC, a Delaware limited liability company (Landowner). He/she:

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[Notary Seal]



*Sheri Johnson*  
Print Name: Sheri Johnson  
Notary Public—State of Massachusetts  
My Commission Expires: 3/11/2027



## **EXHIBIT I**

**Lot 4 of Southern Grove Plat No. 35, as recorded in Plat Book 95, Page 37 of the Public Records of St. Lucie County, Florida.**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, 9, AND 10**

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida corporation not for profit (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:**

**PORT ST. LUCIE GOVERNMENTAL  
FINANCE CORPORATION**

By: Russ Blackburn  
Print Name: Russ Blackburn  
Title: Chief Executive Officer  
Date: 5-11-2022

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11 day of May, 2022, by Russ Blackburn, the Chief financial officer of Port St. Lucie Governmental Finance Corporation (Landowner). He/she:

is personally known to me or

has produced \_\_\_\_\_ as identification.

[Notary Seal]

J Padava  
Print Name: Jasmin Padava  
Notary Public—State of Florida  
My Commission Expires: 1/25/2026



JASMIN PADOVA  
Commission # HH 199754  
Expires January 25, 2026

**EXHIBIT I**

**TRACT B OF SOUTHERN GROVE PLAT NO. 38 AS RECORDED IN PLAT  
BOOK 100, PAGE 13 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,  
FLORIDA.**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

TRADITION BUSINESS CENTER, LLC, a Florida limited liability company, (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:**

TRADITION BUSINESS CENTER, LLC, a Florida limited liability company

BY: GPK University, LLC, a Florida limited liability company, as Manager

By: *George T. Kelly, IV*  
Print Name: George T. Kelly, IV  
Title: Manager  
Date: 9/30/2021

STATE OF Florida  
COUNTY OF Palm Beach

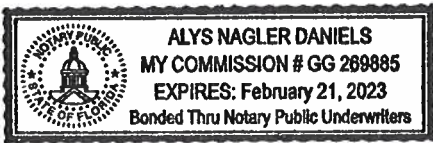
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30<sup>th</sup> day of Sept, 2021, by George T. Kelly, IV, as Manager of GPK University, LLC, a Florida limited liability company, as Manager of TRADITION BUSINESS CENTER, LLC, a Florida limited liability company (Landowner). He/she:

is personally known to me or

has produced Drivers License as identification.

[Notary Seal]

*Alys Nagler Daniels*  
Print Name: \_\_\_\_\_  
Notary Public—State of \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



**A PORTION OF LOT 4, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF HEGENER DRIVE (A 100.00-FOOT-WIDE RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) THENCE SOUTH 73°58'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 465.83 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 5,475.04 FEET, FROM SAID INTERSECTION, A RADIAL LINE BEARS SOUTH 75°28'57" WEST, SAID CURVE BEING THE WEST LINE OF WATER MANAGEMENT TRACT 1 (WMT-1) OF THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST TRACT LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°23'48" AN ARC DISTANCE OF 420.13 FEET; THENCE NORTH 73°58'33" EAST, A DISTANCE OF 198.98 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF HEGENER DRIVE AND A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 1,400.00 FEET, FROM THIS INTERSECTION A RADIAL LINE BEARS NORTH 45°32'07" EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'44" AN ARC DISTANCE OF 240.17 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 1,300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'59" AN ARC DISTANCE OF 260.92 FEET TO THE POINT OF BEGINNING.**

**Parcel Identification Number: 4315-801-0005-000/3**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

**TRADITIONS COMMERCE PARK, LLC**, a Florida limited liability company, (“Landowner”), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I (“Property”) that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 (“Initial Districts”).

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 (“New Districts” and, together with the Initial Districts, the “Districts”) and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

**IN WITNESS WHEREOF**, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.



**LANDOWNER:**

**TRADITIONS COMMERCE PARK, LLC**

By: Thomas J. Miller  
Print Name: Thomas J. Miller  
Title: Manager  
Date: March 10, 2022

STATE OF Florida  
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10 day of March, 2022, by Thomas J. Miller, the Manager of TRADITIONS COMMERCE PARK, LLC, a Florida limited liability company. He:

is personally known to me or

has produced \_\_\_\_\_ as identification.

[Notary Seal]



Jacqueline Shakes  
Comm. #HH084128  
Expires: Jan. 24, 2025  
Bonded Thru Aaron Notary

Jacqueline Shakes  
Print Name: Jacqueline Shakes  
Notary Public—State of Florida  
Commission Expires: Jan. 24, 2025  
Commission No.: HH08428

# **Exhibit**

**“1”**

**(to Consent of Landowner Property)**

**Parcel 1 of Southern Grove Plat No. 40, as recorded in Plat Book 102, Page 39 of the Public Records of St. Lucie County, FL.**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 AND ESTABLISHMENT OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, AND 9**

WAREHOMES PRECISION, LLC, a Florida limited liability company ("Landowner"), hereby certifies that it is the owner of certain real property more particularly described in the attached Exhibit I ("Property") that is currently located within the external boundaries of one or more of the Southern Grove Community Development District Nos. 1 through 6 ("Initial Districts").

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Initial Districts in order (i) to establish new Southern Grove Community Development District Nos. 7, 8, 9, and 10 ("New Districts" and, together with the Initial Districts, the "Districts") and (ii) to revise the external boundaries of the Initial Districts, will be submitted in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the "Boundary Amendments");

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Districts and added to the external boundaries of another District, while all portions of the Property will continue to remain within the external boundaries of either an Initial District or a New District; and

(c) Pursuant to the provisions of Chapter 190, Florida Statutes, the Petitioners under the Consolidated Petition are required to include the written consent of one hundred percent (100%) of the owners of the lands to be affected by the Boundary Amendments.

2. The Landowner hereby:

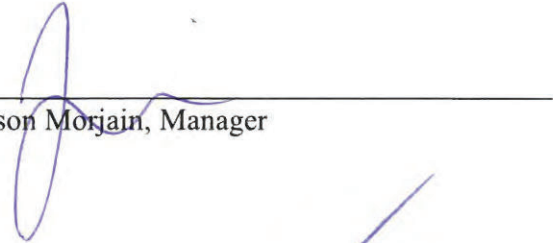
(a) Consents to the Boundary Amendments, including any removal of the Property from the external boundaries of one of the Districts and addition of the Property to the external boundaries of another District so long as the Property will continue to remain within the external boundaries of either an Initial District or a New District;

(b) Agrees to execute any other or additional documentation as may be necessary or convenient to evidence this consent and joinder during the petition processes for the Boundary Amendments; and

(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER: WAREHOMES PRECISION, LLC, a Florida limited liability company**

By:   
Jason Morjain, Manager

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14th day of December, 2021, by JASON MORJAIN, as MANAGER of WAREHOMES PRECISION, LLC, a Florida limited liability company (Landowner). He/she:  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

  
Print Name: \_\_\_\_\_  
Notary Public—State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



EVAN R. MARBIN  
Commission # GG 243322  
Expires November 30, 2022  
Bonded Thru Budget Notary Services

**EXHIBIT "I"**  
**Legal Description**

**Lot 2, Plat of Southern Grove Plat No. 26, according to the plat thereof recorded in Plat Book 84,  
Page 35, of the Public records of St. Louis County, Florida.**

**EXHIBIT D**

**STATEMENT OF ESTIMATED REGULATORY COSTS OF THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AND  
THE PROPOSED ESTABLISHMENT OF THE NEW SOUTHERN GROVE  
COMMUNITY DEVELOPMENT DISTRICTS**

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition (“Consolidated Petition”) to expand and contract the boundaries of most of the **Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5 and Southern Grove Community Development District No. 6**, (the “Initial Districts”), and to establish **Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10** (the “New Districts” and, together with the Initial Districts, the “Districts”). The Initial Districts currently contain approximately 3,605 gross acres of land located within the City of Port St. Lucie, Florida (the “City”), and that together comprises the single mixed-use development of regional impact known as “Southern Grove.” The Initial Districts desire to expand and contract most of their boundaries, and to establish the New Districts, with the net result of the expansions, contractions, and establishments being no change in the total acreage within all of the Districts.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

### 1.2 Overview of the Initial Districts

The Initial Districts were established to provide community infrastructure, services, and facilities along with their operations and maintenance to the properties within all of the Initial Districts.

The existing development plan within the Initial Districts will not change as a result of the expansions, contractions, and establishments proposed in the Consolidated Petition. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general

purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Districts. The scope of this SERC is limited to evaluating the consequences of approving the proposal as set forth in the Consolidated Petition to expand and contract the boundaries of most of the Initial Districts and to establish the New Districts.

### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541 (2), a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City is not defined as a small city for purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

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<sup>1</sup> For the purposes of this SERC, the term “agency” means the City and the term “rule” means the ordinances which the City is requested to enact in connection with the proposed expansion and contraction of most of the Initial Districts and the establishment of the New Districts.



(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely that the expansions, contractions, and establishment proposed in the Consolidated Petition will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the development plan for the Districts will not change as a result of the expansions, contractions, and establishments proposed Consolidated Petition. The total area within the Districts' boundaries is not changing and would continue to be under the jurisdiction of all of the Districts following such expansions, contractions, and establishments.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansions and contractions of most of the Initial District boundaries and the establishment of the New Districts. The modest costs to various State entities to implement and enforce the proposed rules relate strictly to the receipt and processing of various reports that the Districts will be required to file with the State and its various entities, which the Initial Districts are currently filing. The costs to those State agencies that will receive and process the Districts' reports are not increasing, because the Initial Districts are currently filing the various reports. Additionally, pursuant to section 169.412, Florida Statutes, the Districts, must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

**City of Port St. Lucie**

The land involved in the proposed expansions and contractions of the Initial District boundaries, and that involved in the establishment of the New Districts, is all located within the City. The City and its staff may process and analyze the petition, conduct public hearings with respect to the Consolidated Petition, and vote to enact ordinances expanding and contracting most of the Initial District boundaries and establishing the New Districts. These activities will absorb some resources.

These costs to the City are modest for a number of reasons. First, review of the Consolidated Petition does not include analysis of the Southern Grove project itself. Second, the Consolidated Petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the filing fees set forth in Section 190.046(1)(d)2, Florida Statutes, for expansions and contractions of the Initial Districts, and in Section 190.005(1)(b)1, Florida Statutes, for establishment of the New Districts. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the changes proposed in the Consolidated Petition.

The annual costs to the City because of the changes proposed in the Consolidated Petition. The Districts are independent units of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the Initial Districts are currently providing to the City.

#### **4.2 Impact on State and Local Revenues**

Adoption of the proposed rules (enactment of the proposed ordinances) will have no negative impact on State and local revenues. The Districts are independent units of local government. They are established to provide community facilities and services to serve the Southern Grove development and have their own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the Districts to construct infrastructure to serve Southern Grove, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of a CDD are strictly its own responsibility.

#### **5.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

There will be no additional transactional cost to comply with the proposed ordinances.

Current and prospective future landowners in the Districts may be required to pay non-ad valorem assessments levied by the Districts to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the Districts may also impose a non-ad valorem assessment to fund the operations and maintenance of the Districts and their facilities and services. Such costs will not be imposed as a result of the changes proposed in the Consolidated Petition because the Initial Districts may already levy non-ad valorem assessments upon all the lands affected by the requested boundary modifications.

Furthermore, the actions of new landowners to locate in the Districts are completely voluntary. So, ultimately, all owners and users of land within the Districts choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the Districts provide.

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. CDDs are an alternative means to finance necessary community services. CDD financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it should be noted that occupants of the lands to be included within the Districts will receive three major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, CDDs are a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the Districts. This satisfies the Florida growth management legislation, and assures that growth pays for itself without undue burden on other consumers.

Third, a CDD is the sole form of governance which allows the Districts' landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the Districts' services they receive, provided they meet the City's overall requirements.

The cost impact on the ultimate landowners in the Districts is not the total cost for the Districts to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the Districts is likely to be fairly low, and in any event will be unaffected by the changes proposed in the Consolidated Petition.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the changes proposed in the Consolidated Petition. If anything, the impact may be positive. This is because the Districts must competitively bid their contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated population that is greater than 10,000 according to the 2010 U.S Census. Therefore, the City is not defined as a "small city" according to Section 120.52(18), Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were

received from the Initial Districts' Engineer and other professionals associated with the Initial Districts.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There has been no good faith written proposal submitted to the Initial Districts as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:  
Special District Services, Inc.  
May 24, 2021*

**EXHIBIT E**

**JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF THE INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AUTHORIZING (A) EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL DISTRICTS, (B) ESTABLISHMENT OF THE NEW DISTRICTS, (C) JOINDER IN THE CONSOLIDATED PETITION, (D) SUBMISSION TO THE CITY OF PORT ST. LUCIE OF THE CONSOLIDATED PETITION FOR APPROVAL, (E) ACCEPTANCE OF JOINDERS OF NEW DISTRICTS IN THE DISTRICT INTERLOCAL AGREEMENT AND INDENTURES, AND (F) EXECUTION OF ASSIGNMENT AND ASSUMPTION AGREEMENTS**

**RESOLUTION NO. 2021-19**

**A JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 AUTHORIZING EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF DISTRICT NOS. 1-6; AUTHORIZING THE ESTABLISHMENT OF NEW DISTRICTS; AUTHORIZING JOINING IN THE SUBMISSION OF A CONSOLIDATED PETITION SEEKING SUCH EXPANSIONS, CONTRACTIONS, AND ESTABLISHMENTS; AUTHORIZING SUBMISSION OF THE CONSOLIDATED PETITION TO THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA; AUTHORIZING ACCEPTANCE OF JOINDERS BY NEW DISTRICTS IN THE DISTRICT INTERLOCAL AGREEMENT AND THE INDENTURES; AUTHORIZING EXECUTION OF ASSIGNMENT AND ASSUMPTION AGREEMENTS RELATING TO PROPERTY THAT, AS A RESULT OF THE EXPANSIONS, CONTRACTIONS, AND ESTABLISHMENTS, WILL BE RELOCATED FROM THE BOUNDARIES OF ONE DISTRICT TO THE BOUNDARIES OF A DIFFERENT DISTRICT; AUTHORIZING OFFICERS TO TAKE ACTIONS IN CONNECTION WITH THE CONSOLIDATED PETITION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARDS OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1 THROUGH 6:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS.** The Boards of Supervisors (“Boards”) of Southern Grove Community Development District No. 1 (“District No. 1”), Southern Grove Community Development District No. 2 (“District No. 2”), Southern Grove Community Development District No. 3 (“District No. 3”), Southern Grove Community Development District No. 4 (“District No. 4”), Southern Grove Community Development District No. 5 (“District No. 5”), and Southern Grove Community Development District No. 6 (“District No. 6” and, together with District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5, the “Initial Districts”) are authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes (“Act”), and other applicable law.

**SECTION 2. FINDINGS.**

A. Except as otherwise defined herein, all capitalized terms used in this Resolution shall have the meanings set forth in (i) the Consolidated Petition (a) to Expand and Contract the External Boundaries of Southern Grove Community Development District Nos. 1-6 Pursuant to Section

190.046(1), Florida Statutes, and (b) to Establish Southern Grove Community Development District Nos. 7-10 Pursuant to Section 190.005, Florida Statutes, a copy of which is attached as Exhibit I (“Consolidated Petition”), or (ii) the District Interlocal Agreement (defined below).

B. Each of the Initial Districts was established by ordinance of the City of Port St. Lucie, Florida (“City”), enacted on April 9, 2007 (“Initial CDD Ordinances”).

C. To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of infrastructure within Southern Grove (“Public Infrastructure”), each of the Initial Districts have entered that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended by the First Amendment dated November 15, 2019, and recorded at Official Records Book 4347, Pages 2572-2577, of the Public Records of St. Lucie County, Florida (together, the “District Interlocal Agreement”).

D. The District Interlocal Agreement generally provides for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the mixed-use development of regional impact known as “Southern Grove” and across all of the Initial Districts.

E. Pursuant to the District Interlocal Agreement, each of the Initial Districts delegated to District No. 1, as the initial “Administration District,” among other things, the power and authority to implement all matters relating to the collection and enforcement of the Community Infrastructure Assessments and the operation and maintenance of the Community Infrastructure, including entering into contracts, levying and collecting non-ad valorem assessments, performing services, and otherwise taking all actions necessary or desirable with respect to the operation and maintenance of the Community Infrastructure, and each of the Initial Districts may delegate such power and authority to the Administration District with respect to District Infrastructure. The District Interlocal Agreement provides that a majority of the Districts may designate one of the Districts other than District No. 1 as the Administration District.

F. The District Interlocal Agreement also provides that any “Future District” established within Southern Grove may join and become a party by executing a written “Joinder” to the agreement.

G. The current external boundaries of the Initial Districts contain a total of approximately 3,605 acres of real property that comprises Southern Grove. All of these lands are located entirely within the jurisdictional boundaries of the City, and are currently allocated and aligned as follows: District No. 1—47.469 acres, District No. 2—398.292 acres, District No. 3—848.053 acres, District No. 4—957.786 acres, District No. 5—540.128 acres, and District No. 6—813.030 acres.

H. The owners of a majority of the lands lying within the external boundaries of the Initial Districts have caused the preparation of the Consolidated Petition requesting that the City Council of the City (“City Council”):

(a) Expand and contract the external boundaries of most of the Initial Districts in accordance with Section 190.046(1) of the Act by realigning the current external boundaries so that following the requested expansions and contractions the Initial Districts would be comprised as follows: District No. 1—15.58 acres, District No. 2—398.29 acres (unchanged), District No. 3—549.24 acres, District No. 4—475.82 acres, District No. 5—530.83 acres, and District No. 6—183.832 acres; and

(b) Establish Southern Grove Community Development District No. 7 (“District No. 7”), Southern Grove Community Development District No. 8 (“District No. 8”), Southern Grove Community Development District No. 9 (“District No. 9”), and Southern Grove Community Development District No. 10 (“District No. 10” and, together with District No. 7, District No. 8, and District No. 9, the “New Districts” and, together with the Initial Districts, the “Districts”) in accordance with Section 190.005 of the Act from portions of the lands of the Initial Districts so that following the requested establishment the New Districts would be comprised as follows: District No. 7—408.77 acres, District No. 8—373.85 acres, District No. 9—269.50 acres, and District No. 10—399.14 acres.

The total area within the external boundaries of all of the Districts following the changes proposed in the Consolidated Petition will remain approximately 3,605 acres.

I. The owners of 100 percent of the properties affected by the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts as requested in the Consolidated Petition have executed written consents to such external boundary modifications and New District establishments.

J. It is in the best interests of the Initial Districts and the current and future landowners and residents of the Initial Districts that the external boundaries of the Initial Districts be expanded and contracted, and the New Districts established, in the manner set forth in the Consolidated Petition.

K. Upon approval of the matters requested in the Consolidated Petition, the Districts shall execute and deliver such assignment and assumption agreements (each an “Assignment and Assumption Agreement”) by which:

(a) Each of the Districts (as an “Assigning District”) shall assign to the appropriate other District (as an “Assuming District”) the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the boundaries of the Assuming District; and

(b) Each Assuming District shall assume from the respective Assigning District such Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the boundaries of the Assuming District.



L. In furtherance of the foregoing, the Boards should authorize (i) expanding and contracting the external boundaries of the Initial Districts, (ii) establishing the New Districts, (iii) joining in the Consolidated Petition, (iv) submitting the Consolidated Petition to the City Council, (v) accepting Joinders of the New Districts in the District Interlocal Agreement and in the trust indentures relating to bonds issued by District No. 5 (collectively, the “Indentures”), and (vi) executing the Assignment and Assumption Agreements, all in the manner set forth in the Consolidated Petition.

**SECTION 3. AUTHORIZATION TO EXPAND AND CONTRACT EXTERNAL BOUNDARIES OF INITIAL DISTRICTS.** The Boards hereby authorize the expansions and contractions of the external boundaries of the Initial Districts in the manner set forth in the Consolidated Petition.

**SECTION 4. AUTHORIZATION TO ESTABLISH THE NEW DISTRICTS.** The Boards hereby authorize the establishment of the New Districts in the manner set forth in the Consolidated Petition.

**SECTION 5. AUTHORIZATION TO JOIN IN AND SUBMIT THE CONSOLIDATED PETITION.** The Boards hereby authorize joinder in the Consolidated Petition and submission to the City for approval. The Chairmen or Vice-Chairmen of the Boards or their respective designees are hereby authorized and directed to cause the Consolidated Petition, and all documents and instruments required to be submitted with the Consolidated Petition pursuant to the Act, to be executed in substantially the form attached as Exhibit I to this Resolution, with such changes, insertions, modifications, and deletions as may be approved by officers of the Districts executing the same, in consultation with the District Manager, District Counsel, and Bond Counsel. The Boards hereby authorize submission of the Consolidated Petition to the City.

**SECTION 6. AUTHORIZATION TO ACCEPT JOINDERS.** District No. 1 or other District designated as the Administration District is hereby authorized to accept from each of the New Districts a Joinder in the District Interlocal Agreement and the Indentures.

**SECTION 7. AUTHORIZATION TO EXECUTE ASSIGNMENT AND ASSUMPTION AGREEMENTS.** The Boards hereby approve the assumption from each Assigning District of such Assigning District’s obligation (a) to collect assessments levied on property that is currently located within the boundaries of the Assigning District but, following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts, will be relocated to within the boundaries of the Assuming District, and (b) to remit such assessments consistent with obligations set forth in the District Interlocal Agreement and any indenture related to bonds of the Districts. Such assignment and assumption will be effective upon amendment of the boundaries of the Assigning District and the Assuming District, or the establishment of the Assuming District, in the manner contemplated by this Resolution, provided, however, to effectuate and memorialize the foregoing, the Chairman or Vice-Chairman of each of the Assigning Districts and Assuming Districts or their respective designees are hereby authorized and directed to prepare and execute an Assignment and Assumption Agreement, in such form and with such changes, insertions, modifications, and deletions as may be approved by the officer of the

District executing such instrument, in consultation with the District Manager, District Counsel, and Bond Counsel.

**SECTION 8. AUTHORIZATION FOR ACTIONS.** The Chairman, Vice-Chairman, and Secretary of each of the Boards of the Initial Districts, the District's District Manager, District Counsel, Bond Counsel, and other authorized officers are authorized and directed to prepare, execute, and deliver all documents, instruments, and certificates and to take all actions and steps on behalf of the Initial Districts that are necessary or desirable in connection with the Consolidated Petition and its submission to the City Council for approval.

**SECTION 9. SEVERABILITY.** Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

[Signatures on following pages]

**PASSED AND ADOPTED** at a meeting of the Boards of Supervisors of the Initial Districts held in open public session this \_\_\_ day of \_\_\_\_\_, 2021.

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bruner  
Chairman/Vice-Chairman  
Board of Supervisors

\* \* \*

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bruner  
Chairman/Vice-Chairman  
Board of Supervisors

\* \* \*

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bruner  
Chairman/Vice-Chairman  
Board of Supervisors

\* \* \*

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bunner  
Chairman/Vice-Chairman  
Board of Supervisors

\* \* \*

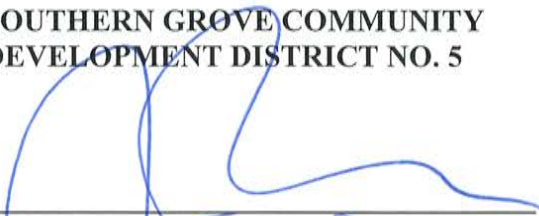
**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bunner  
Chairman/Vice-Chairman  
Board of Supervisors

\* \* \*

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

Attest:



\_\_\_\_\_  
Secretary/Assistant Secretary

By:



\_\_\_\_\_  
Print Name: Jeremy Bunner  
Chairman/Vice-Chairman  
Board of Supervisors

**EXHIBIT I**

**FORM OF CONSOLIDATED PETITION**

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

**IN RE: CONSOLIDATED PETITION (A) TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, AND (B) TO ESTABLISH SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7-10 PURSUANT TO SECTION 190.005, FLORIDA STATUTES**

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**CONSOLIDATED PETITION**

The Petitioners (identified below), owners of a majority of the lands lying within the external boundaries of the Initial Districts (defined below), joined by the Boards of Supervisors (“Boards”) of:

**Southern Grove Community Development District No. 1** (“District No. 1”), an independent special district and community development district (“CDD”) established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law by Ordinance No. 07-33 enacted by the City of Port St. Lucie, Florida (“City”), on April 9, 2007 (“CDD1 Ordinance”);

**Southern Grove Community Development District No. 2** (“District No. 2”), a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-34 enacted by the City on April 9, 2007 (“CDD2 Ordinance”);

**Southern Grove Community Development District No. 3** (“District No. 3”), a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-35 enacted by the City on April 9, 2007 (“CDD3 Ordinance”);

**Southern Grove Community Development District No. 4** (“District No. 4”), a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-36 enacted by the City on April 9, 2007 (“CDD4 Ordinance”);

**Southern Grove Community Development District No. 5** (“District No. 5”), a CDD established pursuant to the Act and other applicable law by Ordinance No. 07-37 enacted by the City on April 9, 2007, as amended by Ordinance No. 09-68 enacted by the City on August 24, 2009 (together, the “CDD5 Ordinance”); and

**Southern Grove Community Development District No. 6** (“District No. 6” and, together with District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5, the “**Initial Districts**”), a CDD established pursuant to the Act and other applicable

law by Ordinance No. 07-38 enacted by the City on April 9, 2007 (“CDD6 Ordinance” and, together with the CDD1 Ordinance, the CDD2 Ordinance, the CDD3 Ordinance, the CDD4 Ordinance, and the CDD5 Ordinance, the “**Initial CDD Ordinances**”);

hereby petition the City Council of the City (“City Council”):

(a) **To expand and contract the external boundaries of most of the Initial Districts** in accordance with Section 190.046(1) of the Act, and

(b) **To establish** Southern Grove Community Development District No. 7 (“District No. 7”), Southern Grove Community Development District No. 8 (“District No. 8”), Southern Grove Community District Development No. 9 (“District No. 9”), and Southern Grove Community Development District No. 10 (“District No. 10” and, together with District No. 7, District No. 8, and District No. 9, the “**New Districts**” and, together with the Initial Districts, the “**Districts**”) in accordance with Section 190.005 of the Act,

all in the manner described below. Except as otherwise defined herein, all capitalized terms used in this Consolidated Petition shall have the meanings set forth in the District Interlocal Agreement (defined below).

In support of this Consolidated Petition, the Petitioners, joined by the Boards of the Initial Districts, attest as follows:

### **Background**

1. **Petitioners.** The “**Petitioners**” in this Consolidated Petition, owners of a majority of the lands lying within the external boundaries of the Initial Districts, are as follows:

(a) Mattamy Palm Beach LLC, a Delaware limited liability company

(b) Port St. Lucie Governmental Finance Corporation, a Florida corporation not for profit

2. **Current External Boundaries of Initial Districts.** The current external boundaries of the Initial Districts contain a total of approximately 3,605 acres of real property that comprises a single mixed-use development of regional impact known as “Southern Grove.” All of these lands are located entirely within the jurisdictional boundaries of the City, and are currently allocated and aligned as follows: District No. 1—47.469 acres, District No. 2—398.292 acres, District No. 3—848.053 acres, District No. 4—957.786 acres, District No. 5—540.128 acres, and District No. 6—813.030 acres. The current external boundaries of the Initial Districts are depicted on map annexed as Exhibit A-1 to this Petition.

3. **Public Infrastructure and District Interlocal Agreement.** To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of infrastructure within Southern Grove (“Public Infrastructure”), the Initial Districts have entered

into a Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, and recorded at Official Records Book 3539, Pages 672-713, of the Public Records of St. Lucie County, Florida, as amended by the First Amendment dated November 15, 2019, and recorded at Official Records Book 4347, Pages 2572-2577, of the Public Records of St. Lucie County, Florida (together, the “**District Interlocal Agreement**”).

(a) The District Interlocal Agreement generally provides for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Southern Grove project and across all of the Initial Districts. The Public Infrastructure, in turn, is described in the Second Amended and Restated Master Engineer's Report dated July 9, 2013 (“**Master Engineer’s Report**”), approved by each of the Initial Districts, as amended and supplemented. The actual improvements comprising, and the estimated costs for, the Public Infrastructure may vary from those identified and set forth in the Master Engineer’s Report, but any change would be the result of development amendments or modifications to Southern Grove, all subject to approval by the City, and not the result of the boundary expansions and contractions proposed in this Consolidated Petition.

(b) Pursuant to the District Interlocal Agreement, each of the Initial Districts delegated to District No. 1, as the initial “**Administration District**,” among other things, the power and authority to implement all matters relating to the collection and enforcement of the Community Infrastructure Assessments and the operation and maintenance of the Community Infrastructure, including entering into contracts, levying and collecting non-ad valorem assessments, performing services, and otherwise taking all actions necessary or desirable with respect to the operation and maintenance of the Community Infrastructure, and each of the Initial Districts may delegate such power and authority to the Administration District with respect to District Infrastructure. The District Interlocal Agreement provides that a majority of the Districts may designate one of the Districts other than District No. 1 as the Administration District.

(c) The District Interlocal Agreement also provides that any “**Future District**” established within Southern Grove, such as the New Districts, may join and become a party by executing a written “**Joinder**” to the agreement.

### **Summary of Consolidated Petition**

4. Petition. The Petitioners, joined by the Boards of the Initial Districts, request that the City Council:

(a) **Expand and contract the external boundaries of most of the Initial Districts** by realigning the current external boundaries so that following the requested expansions and contractions the Initial Districts would be comprised as follows: District No. 1—15.58 acres, District No. 2—398.29 acres (unchanged), District No. 3—549.24 acres, District No. 4—475.82 acres, District No. 5—530.83 acres, and District No. 6—183.832 acres; and



(b) **Establish the New Districts** from portions of the lands of the Initial Districts so that following the requested establishment the New Districts would be comprised as follows: **District No. 7—405.93 acres, District No. 8—393.16 acres, District No. 9—269.50 acres, and District No. 10—382.68 acres.**

The total area within the external boundaries of all of the Districts following the changes proposed in this Consolidated Petition will remain approximately 3,605 acres.

5. Description of Proposed Expansions, Contractions, and Establishments. The boundary changes to the Existing Districts, and the establishment of the New Districts, as proposed in this Petition may be summarized as follows:

(a) **District No. 1 will contract** by the removal of acreage to be included in proposed District No. 10 (lands east of Village Parkway).

(b) **District No. 2 will not change.**

(c) **District No. 3 will contract** by the removal of acreage to be included in proposed District No. 8 (lands east of Village Parkway), **and will expand** by the addition of acreage to be removed from District No. 4 (commercial lands lying north of Paar Drive and west of Village Parkway).

(d) **District No. 4 will contract** by the removal of (i) acreage to be included in District No. 3 (as described above), (ii) acreage to be included in proposed District No. 7 (lands lying east of Village Parkway and north of the realigned Paar Drive), and (iii) acreage to be included in proposed District No. 8 (lands lying east of Village Parkway, south of the realigned Paar Drive, and north of the former Paar Drive alignment).

(e) **District No. 5 will contract** by the removal of acreage to be included in proposed District No. 10 (acreage along the current southern boundary of District No. 5).

(f) **District No. 6 will contract** by the removal of (i) acreage to be included in proposed District No. 7 (lands east of Village Parkway, south of the realigned Marshall Parkway, formerly known as Open View Road, and north of the former Marshall Parkway alignment), (ii) acreage to be included in proposed District No. 9 (lands west of Village Parkway, excluding the development known as “Heron Preserve”), and (iii) acreage to be included in proposed District No. 10 (lands lying east of Village Parkway).

(g) **Proposed District No. 7 will be established** to include (i) acreage removed from District No. 4 and (ii) acreage removed from District No. 6 (both as described above).

(h) **Proposed District No. 8 will be established** to include (i) acreage removed from District No. 3 and (ii) acreage removed from District No. 4 (both as described above).

(i) **Proposed District No. 9 will be established** to include acreage removed from District No. 6 (as described above).

(j) **Proposed District No. 10** will be established to include (i) acreage removed from District No. 1, (ii) acreage removed from District No. 5, and (iii) acreage removed from District No. 6 (all as described above).

6. **Proposed External Boundaries of (all of) the Districts.** After the requested expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts, the total land area to be served by and within the external boundaries of (all of) the Districts will remain approximately 3,605 acres, and all lands in (all of) the Districts will continue to be located wholly within the jurisdictional boundaries of the City. The proposed external boundaries of (all of) the Districts following the changes as requested in this Consolidated Petition are depicted on the map annexed as **Exhibit A-2** to this Petition.

**Information Required for the Petition to Expand and Contract the External Boundaries of the Initial Districts**

7. **Amendments Within Statutory Limits.** Consistent with the limitations set forth in Section 190.046(1)(e)2 of the Act, the acreage of each boundary amendment that is the subject of this Consolidated Petition does not exceed a cumulative net total greater than 50 percent of the acres initially located within the external boundaries of the respective District and does not exceed 1,000 acres.

8. **Proposed Metes and Bounds Descriptions of Initial Districts.** As required by Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, annexed as **Composite Exhibit B-1** are metes and bounds descriptions of the external boundaries of each of the Initial Districts after the proposed expansions and contractions.

9. **No Excluded Property.** In response to Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, no real property within the modified external boundaries of any of the Initial Districts as proposed in this Petition will be excluded from the Districts.

10. **Consents of Affected Landowners.** As required by Sections 190.005(1)(a)2 and 190.046(1)(g) of the Act, annexed as **Composite Exhibit C** are the written consents of the owners of 100 percent of the properties affected by the modifications of the external boundaries of the Initial Districts and the establishment of the New Districts as requested in this Consolidated Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Consolidated Petition by the Boards of the Initial Districts constitutes consents of the other landowners within the Initial Districts.

Special assessments levied by the Districts to fund the capital cost and operation and maintenance expense of Public Infrastructure serving the Southern Grove development are allocated on a benefit basis that in turn is determined by the uses of the assessed parcels. These costs are divided among benefitted parcels in proportion to the benefit received by each as a result of the Public Infrastructure, without regard to the District in which an assessed parcel is

located. Changing a parcel from one District to another as proposed in this Consolidated Petition will not change the special assessments on that parcel, and therefore will have no financial impact on the parcel landowner.

11. No Change to Timetable for Construction of Services. In response to Section 190.046(1)(a) of the Act, the timetable for construction of services to be provided by the Districts to all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed expansions and contractions. The requested boundary modifications will result in no change to the total land area within the external boundaries of all of the Districts, no change to the total area to be served by proposed services, no change to any component of the Public Infrastructure, and therefore no change to the estimated cost of or timetable for such services. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, all subject to separate approval by the City, but such changes would not result from the external boundary expansions and contractions proposed in this Consolidated Petition.

12. No Change to Future Uses. In response to Section 190.046(1)(a) of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, will not change as a result of the proposed expansions and contractions. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from the external boundary expansions and contractions proposed in this Consolidated Petition.

13. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 and 190.046(1)(a) of the Act, annexed as **Exhibit D** is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

14. Authorizing Resolution of District Boards. Annexed as **Exhibit E** is a joint resolution of the Boards of the Initial Districts authorizing (a) expansions and contractions of the respective Initial District external boundaries as requested in this Consolidated Petition, (b) establishment of the New Districts as requested in this Consolidated Petition, (c) joinder in this Consolidated Petition, (d) submission of this Consolidated Petition to the City, (e) acceptance by District No. 1 or other District designated as the Administration District of Joinders by the New Districts in the District Interlocal Agreement and in the trust indentures relating to bonds issued by District No. 5 (collectively, the “Indentures”), and (f) execution of the Assignment and Assumption Agreements (defined below).

15. Statutory Requirements for Proposed Expansions and Contractions Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed amendments to the external boundaries of the Initial Districts:

(a) Expansion and contraction of the external boundaries of the Initial Districts as requested in this 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;

(b) The area of land within the revised external boundaries of each of the Initial Districts will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by (all of) the Districts;

(d) The community development facilities and services of the Districts will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by one of the Districts is amenable to separate special-purpose government.

16. **Proposed Forms of Ordinances Approving External Boundary Changes.** Annexed as **Composite Exhibit F-1** are proposed forms of City ordinances approving the requested boundary changes and amending the respective Initial CDD Ordinances to reflect the new external boundaries of the Initial Districts in the manner set forth in this Consolidated Petition.

#### **Information Required for the Petition to Establish the New Districts**

17. **Proposed Metes and Bounds Descriptions of New Districts.** As required by Section 190.005(1)(a)1 of the Act, annexed as **Composite Exhibit B-2** are metes and bounds descriptions of the external boundaries of each of the proposed New Districts

18. **Consents of Affected Landowners.** As required by Section 190.005(1)(a)2 of the Act, annexed as **Composite Exhibit C** are the written consents of the owners of 100 percent of the properties affected by the modifications of the external boundaries of the Initial Districts and the establishment of the New Districts as requested in this Consolidated Petition. As provided in Section 190.046(1)(g) of the Act, the joinder in this Consolidated Petition by the Boards of the Initial Districts constitutes consents of the other landowners within the Initial Districts.

19. **Initial Boards of Supervisors of New Districts.** As required by Section 190.005(1)(a)3, the following persons shall be the initial members of the boards of supervisors of the proposed New Districts, each of whom is a resident of the State of Florida and a citizen of the

United States, and each of whom shall serve in that office until replaced by elected members as provided in Section 190.006 of the Act:

**(a) District No. 7:**

(i) \_\_\_\_\_

(ii) \_\_\_\_\_

(iii) \_\_\_\_\_

(iv) \_\_\_\_\_

(v) \_\_\_\_\_

**(b) District No. 8:**

(i) \_\_\_\_\_

(ii) \_\_\_\_\_

(iii) \_\_\_\_\_

(iv) \_\_\_\_\_

(v) \_\_\_\_\_

**(c) District No. 9:**

(i) \_\_\_\_\_

(ii) \_\_\_\_\_

(iii) \_\_\_\_\_

(iv) \_\_\_\_\_

(v) \_\_\_\_\_

**(d) District No. 10:**

(i) \_\_\_\_\_

(ii) \_\_\_\_\_

(iii) \_\_\_\_\_

(iv) \_\_\_\_\_

(v) \_\_\_\_\_

20. Proposed Names of New Districts. As required by Section 190.005(1)(a)4 of the Act, the following are the proposed names of the New Districts:

- (a) Southern Grove Community Development District No. 7
- (b) Southern Grove Community Development District No. 8
- (c) Southern Grove Community Development District No. 9
- (d) Southern Grove Community Development District No. 10

21. Proposed External Boundaries of (all of) the Districts. As required by Section 190.005(1)(a)5 of the Act, annexed as Exhibit A-2 is a map depicting the proposed external boundaries of (all of) the Districts following the changes as requested in this Consolidated Petition and showing current major trunk water mains and sewer interceptors and outfalls.

22. No Change to Timetable for Construction of Services. In response to Section 190.005(1)(a)6 of the Act, the timetable for construction of services to be provided by the Districts to all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, and the estimated cost of constructing those proposed services, will not change as a result of the proposed establishment of the New Districts. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, but such changes would not result from establishment of the New Districts as proposed in this Consolidated Petition.

23. No Change to Future Uses. In response to Section 190.005(1)(a)7 of the Act, the designations of the future general distribution, location, and extent of public and private uses of land proposed by the future land use plan element of the effective local government comprehensive plan for all of the lands within the external boundaries of the Districts, including all properties affected by the boundary modifications and the establishment of the New Districts as requested in this Consolidated Petition, will not change as a result of the proposed establishment of the New Districts. Changes in future uses may occur as a consequence of development amendments or modifications, but such changes would not result from establishment of the New Districts as proposed in this Consolidated Petition.

24. Statement of Estimated Regulatory Costs. As required by Sections 190.005(1)(a)8 of the Act, annexed as Exhibit D is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

25. Authorizing Resolution of District Boards. Annexed as Exhibit E is a joint resolution of the Boards of the Initial Districts authorizing (a) expansions and contractions of the respective Initial District external boundaries as requested in this Consolidated Petition, (b) establishment of the New Districts as requested in this Consolidated Petition, (c) joinder in this Consolidated Petition, (d) submission of this Consolidated Petition to the City, (e) acceptance by District No. 1 as Administration District of Joinders by the New Districts in the District Interlocal Agreement, and (f) execution of the Assignment and Assumption Agreements (defined below).

26. Statutory Requirements for Establishment of New Districts Met. Consistent with the requirements set forth in Section 190.005(1)(e)2-6 of the Act, following the proposed establishment of the New Districts:

(a) The New Districts 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;

(b) The properties comprising each of the New Districts will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(c) The Districts are the best alternative available for delivering the community development facilities and services to the properties that are currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by (all of) the Districts;

(d) The community development facilities and services of the Districts will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(e) Each of the areas that is currently and following the expansions and contractions of the external boundaries of the Initial Districts and the establishment of the New Districts will continue to be served by one of the Districts is amenable to separate special-purpose government.

27. Special Powers Requested Consistent with Initial CDD Ordinances. Each of the Initial CDD Ordinances incorporate the consent of the City to the exercise by the respective Initial District of certain special powers in the manner permitted by the Act, as follows:

(a) Pursuant to Section 190.012(2)(a) of the Act, the City consented to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling the District to plan, establish, acquire, construct or reconstruct, enlarge

or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries. Notwithstanding anything to the contrary set forth in the establishing ordinance, the District shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

(b) The City further consented to the exercise by the District of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes and Chapter 74, Florida Statutes, over any property outside the boundaries of the District and within the City (except municipal, county, state and federal property) for the uses and purposes of the District relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that the District shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

(c) The foregoing powers are in addition, and supplemental, to the powers which the District is entitled to exercise pursuant to the Act.

(d) As permitted by the Act, the City approved the District's exercise, outside of its boundaries, of the powers granted in the Act and in the establishing ordinance, subject to the terms of the establishing ordinance, for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

The Petitioners, joined by the Boards of the Initial Districts, respectfully request that each of the ordinances establishing the New Districts incorporate like consents of the City to the exercise by the respective New District of identical special powers in the manner permitted by the Act. By affording such consent, the City would preserve throughout the Southern Grove project the continuity of identical powers currently held by each of the Initial Districts.

28. Proposed Forms of Ordinances Establishing New Districts. Annexed as Composite Exhibit F-2 are proposed forms of City ordinances establishing the New Districts in the manner set forth in this Consolidated Petition.



**Conforming Actions by Initial Districts and New Districts**

29. **Joinders of New Districts in District Interlocal Agreement and the Indentures.** Upon establishment of the New Districts, each such New District shall execute a written Joinder and thereby become a party to the District Interlocal Agreement and the Indentures, assuring that the New Districts will continue participating in the coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Southern Grove project and across all of the Districts; District No. 1 or other District designated as the Administration District shall accept each such Joinder for itself and on behalf of each of the other Initial Districts.

30. **Assignments and Assumptions of Non-Ad Valorem Assessments.** Upon approval of the matters requested in this Consolidated Petition, the Districts shall execute and deliver such assignment and assumption agreements (each an “**Assignment and Assumption Agreement**”) by which:

(a) Each of the Districts (as an “**Assigning District**”) shall assign to the appropriate other District (as an “**Assuming District**”) the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the external boundaries of the Assuming District; and

(b) Each Assuming District shall assume from the respective Assigning District such Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon property that, as a result of the expansions and contractions of the external boundaries of the Initial Districts, and the establishment of the New Districts, will be located within the external boundaries of the Assuming District.

**Certification of Petition**

Consistent with the requirement set forth in Section 190.005(1)(e)1 of the Act, the Petitioners, joined by the Boards of the Initial Districts, certify that all statements contained within this Consolidated Petition are true and correct.

\* \* \*

**WHEREFORE**, the Petitioners, joined by the Boards of Supervisors of the Initial Districts, hereby respectfully request that the City Council:

A. Direct City staff to notice public hearings, in the same manner as the City Council notices other proposed City ordinances and ordinance amendments, to consider whether to grant the Consolidated Petition.

B. Following the public hearings, grant the petition and enact ordinances pursuant to applicable law:

(i) Amending the Initial CDD Ordinances to reflect the new external boundaries of the Initial Districts, each in the manner proposed in Composite Exhibit F-1, and

(ii) Establishing the New Districts, each in the manner proposed in Composite Exhibit F-2.

*[Signatures on following pages]*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**WITNESSES:**

**MATTAMY PALM BEACH LLC**  
A Delaware limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as \_\_\_\_\_ of, MATTAMY PALM BEACH LLC, a Delaware limited liability company, and who is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Comm'n Exp.: \_\_\_\_\_

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**WITNESSES:**

**PORT ST. LUCIE GOVERNMENTAL  
FINANCE CORPORATION**  
A Florida corporation not for profit

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as \_\_\_\_\_ of the PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida corporation not for profit, and who is  personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Comm'n Exp.: \_\_\_\_\_

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 1. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 2. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 3. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 4. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*



**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 5. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**RESPECTFULLY SUBMITTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by \_\_\_\_\_, the \_\_\_\_\_ of the Board of Supervisors of Southern Grove Community Development District No. 6. He/she is  personally known to me or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

[Notary Seal]

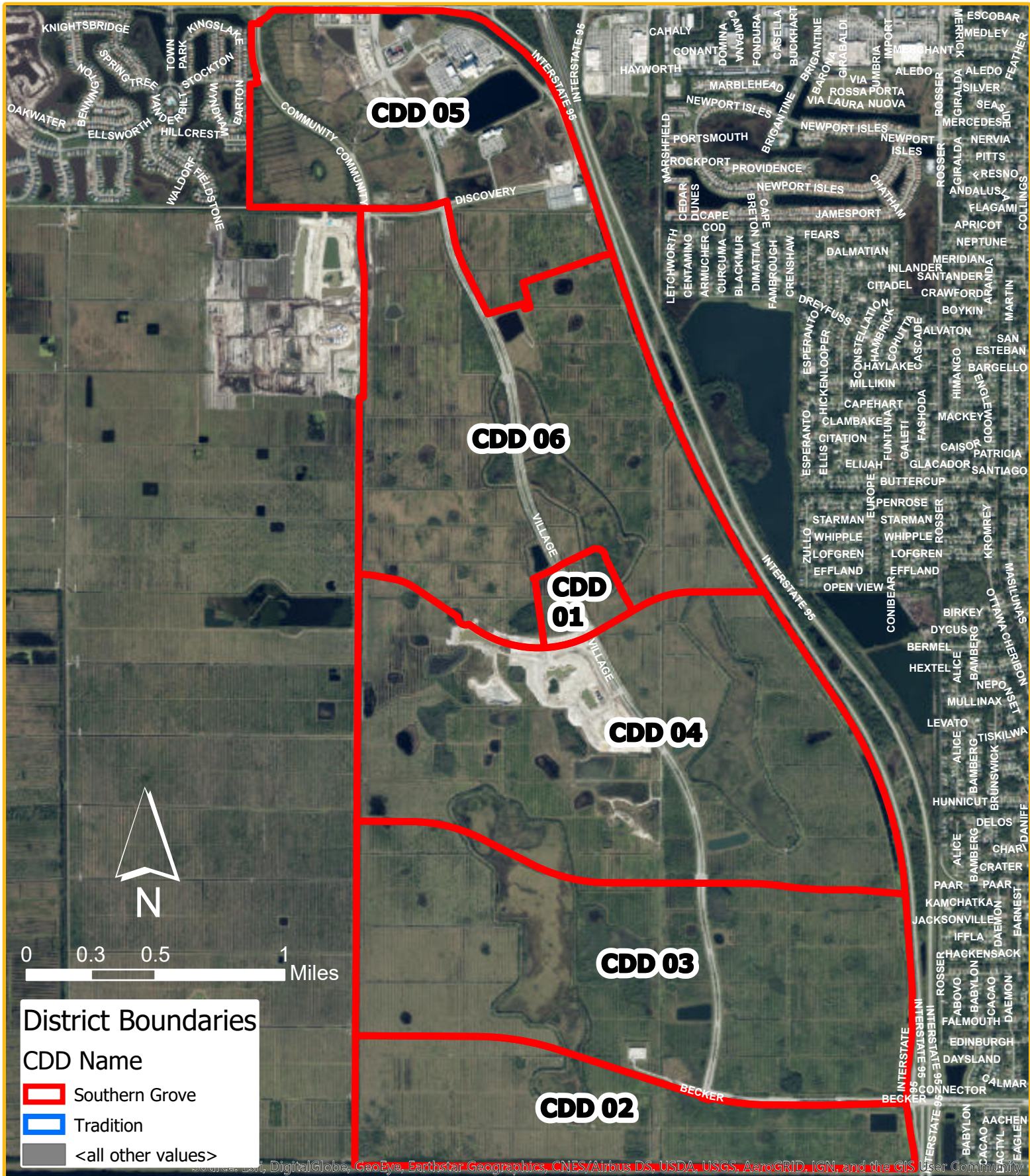
\_\_\_\_\_  
Notary Public—State of Florida

\_\_\_\_\_  
Typed, printed, or stamped name of Notary Public  
My Commission Expires: \_\_\_\_\_

\* \* \*

**EXHIBIT A-1**

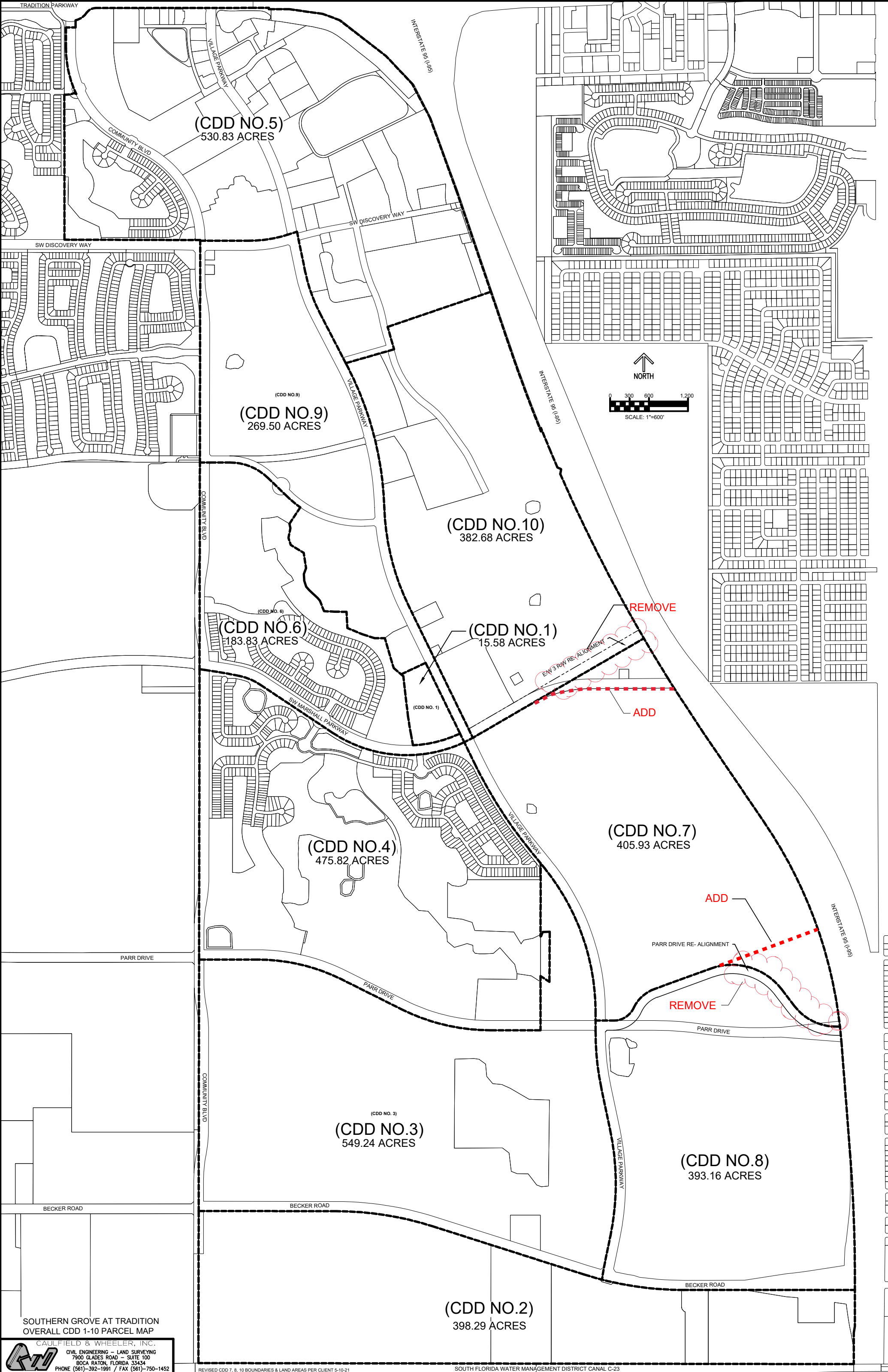
**MAP DEPICTING THE CURRENT EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**EXHIBIT A-2**

**MAP DEPICTING THE PROPOSED EXTERNAL BOUNDARIES OF THE SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS FOLLOWING EXPANSIONS  
AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL  
DISTRICTS AND ESTABLISHMENT OF THE NEW DISTRICTS**



SOUTHERN GROVE AT TRADITION  
OVERALL CDD 1-10 PARCEL MAP

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

REVISED CDD 7, 8, 10 BOUNDARIES & LAND AREAS PER CLIENT 5-10-21

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23

**COMPOSITE EXHIBIT B-1**

**PROPOSED METES AND BOUNDS DESCRIPTIONS OF THE INITIAL SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS AFTER THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF EXTERNAL BOUNDARIES**

**COMPOSITE EXHIBIT B-2**

**PROPOSED METES AND BOUNDS DESCRIPTIONS OF THE  
NEW SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**



COMPOSITE EXHIBIT C

**WRITTEN CONSENTS OF THE LANDOWNERS OF 100 PERCENT OF THE  
PROPERTIES AFFECTED BY THE PROPOSED EXPANSIONS AND  
CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL SOUTHERN  
GROVE COMMUNITY DEVELOPMENT DISTRICTS AND THE PROPOSED  
ESTABLISHMENT OF THE NEW SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICTS**

**EXHIBIT D**

**STATEMENT OF ESTIMATED REGULATORY COSTS OF THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AND  
THE PROPOSED ESTABLISHMENT OF THE NEW SOUTHERN GROVE  
COMMUNITY DEVELOPMENT DISTRICTS**

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition (“Consolidated Petition”) to expand and contract the boundaries of most of the **Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5 and Southern Grove Community Development District No. 6**, (the “Initial Districts”), and to establish **Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9, and Southern Grove Community Development District No. 10** (the “New Districts” and, together with the Initial Districts, the “Districts”). The Initial Districts currently contain approximately 3,605 gross acres of land located within the City of Port St. Lucie, Florida (the “City”), and that together comprises the single mixed-use development of regional impact known as “Southern Grove.” The Initial Districts desire to expand and contract most of their boundaries, and to establish the New Districts, with the net result of the expansions, contractions, and establishments being no change in the total acreage within all of the Districts.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

### 1.2 Overview of the Initial Districts

The Initial Districts were established to provide community infrastructure, services, and facilities along with their operations and maintenance to the properties within all of the Initial Districts.

The existing development plan within the Initial Districts will not change as a result of the expansions, contractions, and establishments proposed in the Consolidated Petition. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general

purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Districts. The scope of this SERC is limited to evaluating the consequences of approving the proposal as set forth in the Consolidated Petition to expand and contract the boundaries of most of the Initial Districts and to establish the New Districts.

### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541 (2), a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City is not defined as a small city for purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

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<sup>1</sup> For the purposes of this SERC, the term “agency” means the City and the term “rule” means the ordinances which the City is requested to enact in connection with the proposed expansion and contraction of most of the Initial Districts and the establishment of the New Districts.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely that the expansions, contractions, and establishment proposed in the Consolidated Petition will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the development plan for the Districts will not change as a result of the expansions, contractions, and establishments proposed Consolidated Petition. The total area within the Districts' boundaries is not changing and would continue to be under the jurisdiction of all of the Districts following such expansions, contractions, and establishments.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansions and contractions of most of the Initial District boundaries and the establishment of the New Districts. The modest costs to various State entities to implement and enforce the proposed rules relate strictly to the receipt and processing of various reports that the Districts will be required to file with the State and its various entities, which the Initial Districts are currently filing. The costs to those State agencies that will receive and process the Districts' reports are not increasing, because the Initial Districts are currently filing the various reports. Additionally, pursuant to section 169.412, Florida Statutes, the Districts, must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

**City of Port St. Lucie**

The land involved in the proposed expansions and contractions of the Initial District boundaries, and that involved in the establishment of the New Districts, is all located within the City. The City and its staff may process and analyze the petition, conduct public hearings with respect to the Consolidated Petition, and vote to enact ordinances expanding and contracting most of the Initial District boundaries and establishing the New Districts. These activities will absorb some resources.

These costs to the City are modest for a number of reasons. First, review of the Consolidated Petition does not include analysis of the Southern Grove project itself. Second, the Consolidated Petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the filing fees set forth in Section 190.046(1)(d)2, Florida Statutes, for expansions and contractions of the Initial Districts, and in Section 190.005(1)(b)1, Florida Statutes, for establishment of the New Districts. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the changes proposed in the Consolidated Petition.

The annual costs to the City because of the changes proposed in the Consolidated Petition. The Districts are independent units of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the Initial Districts are currently providing to the City.

#### **4.2 Impact on State and Local Revenues**

Adoption of the proposed rules (enactment of the proposed ordinances) will have no negative impact on State and local revenues. The Districts are independent units of local government. They are established to provide community facilities and services to serve the Southern Grove development and have their own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the Districts to construct infrastructure to serve Southern Grove, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of a CDD are strictly its own responsibility.

#### **5.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

There will be no additional transactional cost to comply with the proposed ordinances.

Current and prospective future landowners in the Districts may be required to pay non-ad valorem assessments levied by the Districts to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the Districts may also impose a non-ad valorem assessment to fund the operations and maintenance of the Districts and their facilities and services. Such costs will not be imposed as a result of the changes proposed in the Consolidated Petition because the Initial Districts may already levy non-ad valorem assessments upon all the lands affected by the requested boundary modifications.

Furthermore, the actions of new landowners to locate in the Districts are completely voluntary. So, ultimately, all owners and users of land within the Districts choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the Districts provide.

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. CDDs are an alternative means to finance necessary community services. CDD financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it should be noted that occupants of the lands to be included within the Districts will receive three major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, CDDs are a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the Districts. This satisfies the Florida growth management legislation, and assures that growth pays for itself without undue burden on other consumers.

Third, a CDD is the sole form of governance which allows the Districts' landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the Districts' services they receive, provided they meet the City's overall requirements.

The cost impact on the ultimate landowners in the Districts is not the total cost for the Districts to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the Districts is likely to be fairly low, and in any event will be unaffected by the changes proposed in the Consolidated Petition.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the changes proposed in the Consolidated Petition. If anything, the impact may be positive. This is because the Districts must competitively bid their contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated population that is greater than 10,000 according to the 2010 U.S Census. Therefore, the City is not defined as a "small city" according to Section 120.52(18), Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were

received from the Initial Districts' Engineer and other professionals associated with the Initial Districts.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There has been no good faith written proposal submitted to the Initial Districts as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:  
Special District Services, Inc.  
May 24, 2021*



**EXHIBIT E**

**JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF THE INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AUTHORIZING (A) EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE INITIAL DISTRICTS, (B) ESTABLISHMENT OF THE NEW DISTRICTS, (C) JOINDER IN THE CONSOLIDATED PETITION, (D) SUBMISSION TO THE CITY OF PORT ST. LUCIE OF THE CONSOLIDATED PETITION FOR APPROVAL, (E) ACCEPTANCE OF JOINDERS OF NEW DISTRICTS IN THE DISTRICT INTERLOCAL AGREEMENT AND INDENTURES, AND (F) EXECUTION OF ASSIGNMENT AND ASSUMPTION AGREEMENTS**

**COMPOSITE EXHIBIT F-1**

**PROPOSED FORMS OF CITY ORDINANCES APPROVING THE REQUESTED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AND  
AMENDING THE INITIAL CDD ORDINANCES TO REFLECT THE NEW  
EXTERNAL BOUNDARIES**

ORDINANCE 21-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-35 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, IN ORDER TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-35 (“Ordinance”) establishing the Southern Grove Community Development District No. 3 (“SGCDD3”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of SGCDD3 currently contain approximately 848.053 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD3, Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) expand and contract the external boundaries of SGCDD3 so that thereafter a total of approximately \_\_\_\_\_ acres of real property will be located within such external boundaries, and (2) amend the Ordinance to reflect the revised external boundaries of SGCDD3.

d. All lands within SGCDD3 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of SGCDD3.

f. 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 SGCDD3 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 SGCDD3, or (B) in excess of 1,000 acres;

(3) No real property within the revised boundaries of SGCDD3 as proposed in the Consolidated Petition will be excluded from SGCDD3;

(4) The expansion and contraction of the external boundaries of SGCDD3 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 SGCDD3, the property comprising SGCDD3 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD3 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 SGCDD3;

(7) The community development services and facilities of SGCDD3 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD3 is amenable to separate special district government.

g. The City Council now desires to grant the request of SGCDD3 by (1) expanding and contracting the boundaries of SGCDD3 as set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD3. The City hereby grants the request of SGCDD3 as set forth in the Consolidated Petition and the Ordinance is hereby amended to expand and contract the external boundaries of SGCDD3 by deleting Exhibit "A" 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2021

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Gregory J. Oravec, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3**

**COMPOSITE EXHIBIT F-2**

**PROPOSED FORMS OF CITY ORDINANCES ESTABLISHING THE  
NEW SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**

ORDINANCE NO. 21-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; 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; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; 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. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 7 (“SGCDD7”) as a community development district within the meaning of the Act to provide infrastructure to serve residents of the property described in the attached Exhibit A (“Property”).

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD7.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD7 in accordance with the requirements of the Act and has considered the record of the public hearing and the



factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The creation of SGCDD7 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(3) The area of land within the proposed SGCDD7 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) SGCDD7 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD7;

(5) The community development services and facilities of the proposed SGCDD7 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(6) The area that will be served by the proposed SGCDD7 is amenable to separate special-district government.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD7 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD7. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 7 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes.

Section 4. External Boundaries. The external boundaries of SGCDD7 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD7, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

D. \_\_\_\_\_

E. \_\_\_\_\_

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling SG CDD7 to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SG CDD7 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SG CDD7 boundaries. Notwithstanding anything to the contrary set forth herein, SG CDD7 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SG CDD7 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SG CDD7 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SG CDD7 relating solely to water, sewer, SG CDD7 roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SG CDD7 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SG CDD7.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SG CDD7 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SG CDD7's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SG CDD7.

Section 7. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 8. Severability. The provisions of this Ordinance are intended to be severable. If any portion 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 9. 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 10. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2021

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Gregory J. Oravec, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

**COMPOSITE EXHIBIT F-1**

**PROPOSED FORMS OF CITY ORDINANCES APPROVING THE REQUESTED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE  
INITIAL SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS AND  
AMENDING THE INITIAL CDD ORDINANCES TO REFLECT THE NEW  
EXTERNAL BOUNDARIES**

ORDINANCE NO. 22-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-33 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-33 (“Ordinance”) establishing the Southern Grove Community Development District No. 1 (“SGCDD1”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD1 currently contain approximately 47.469 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD1, Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD1 so that thereafter a total of approximately 15.58 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to

reflect the revised external boundaries of SGCDD1 as described in the attached Exhibit "A2."

d. All lands within SGCDD1 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD1.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(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 contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD1 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 SGCDD1, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD1 as proposed in the Consolidated Petition will be excluded from SGCDD1;

(4) The contraction of the external boundaries of SGCDD1 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 contraction of the external boundaries of SGCDD1, the property comprising SGCDD1 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD1 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by SGCDD1;

(7) The community development services and facilities of SGCDD1 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD1 is amenable to separate special-district government.

g. The City Council now desires to grant the request of SGCDD1 by (1) contracting the external boundaries of SGCDD1 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD1. The City hereby grants the request of SGCDD1 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD1 by deleting Exhibit “A” in its entirety and replacing it with Exhibit “A2” 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney



**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

ORDINANCE NO. 22-\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-35 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, IN ORDER TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-35 (“Ordinance”) establishing the Southern Grove Community Development District No. 3 (“SGCDD3”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of SGCDD3 currently contain approximately 848.053 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD3, Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) expand and contract the external boundaries of SGCDD3 so that thereafter a total of approximately 549.24 acres of real property will be located within such external boundaries, and (2) amend the

Ordinance to reflect the revised external boundaries of SGCDD3 as described in the attached Exhibit “A2.”

d. All lands within SGCDD3 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of SGCDD3.

f. 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 contained in the Consolidated Petition are true and correct;

(2) The proposed expansion and contraction of the external boundaries of SGCDD3 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 SGCDD3, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD3 as proposed in the Consolidated Petition will be excluded from SGCDD3;

(4) The expansion and contraction of the external boundaries of SGCDD3 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 SGCDD3, the property comprising SGCDD3 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD3 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 SGCDD3;

(7) The community development services and facilities of SGCDD3 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD3 is amenable to separate special district government.

g. The City Council now desires to grant the request of SGCDD3 by (1) expanding and contracting the external boundaries of SGCDD3 as set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD3. The City hereby grants the request of SGCDD3 as set forth in the Consolidated Petition and the Ordinance is hereby amended to expand and contract the external boundaries of SGCDD3 by deleting Exhibit “A” in its entirety and replacing it with Exhibit “A2” 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3**

ORDINANCE NO. 22-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-36 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-36 (“Ordinance”) establishing the Southern Grove Community Development District No. 4 (“SGCDD4”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD4 currently contain approximately 957.786 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD4, Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD4 so that thereafter a total of approximately 475.82 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to

reflect the revised external boundaries of SGCDD4 as described in the attached Exhibit "A2."

d. All lands within SGCDD4 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD4.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(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 contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD4 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 SGCDD4, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD4 as proposed in the Consolidated Petition will be excluded from SGCDD4;

(4) The contraction of the external boundaries of SGCDD4 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 contraction of the external boundaries of SGCDD4, the property comprising SGCDD4 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD4 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by SGCDD4;

(7) The community development services and facilities of SGCDD4 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD4 is amenable to separate special-district government.

g. The City Council now desires to grant the request of SGCDD4 by (1) contracting the external boundaries of SGCDD4 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD4. The City hereby grants the request of SGCDD4 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD4 by deleting Exhibit “A” in its entirety and replacing it with Exhibit “A2” 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney



**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4**

ORDINANCE NO. 22-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-37 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-37 (“Ordinance”) establishing the Southern Grove Community Development District No. 5 (“SGCDD5”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD5 currently contain approximately 540.128 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD5, Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD5 so that thereafter a total of approximately 530.83 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to

reflect the revised external boundaries of SGCDD5 as described in the attached Exhibit "A2."

d. All lands within SGCDD5 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD5.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(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 contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD5 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 SGCDD5, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD5 as proposed in the Consolidated Petition will be excluded from SGCDD5;

(4) The contraction of the external boundaries of SGCDD5 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 contraction of the external boundaries of SGCDD5, the property comprising SGCDD5 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD5 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by SGCDD5;

(7) The community development services and facilities of SGCDD5 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCD5 is amenable to separate special-district government.

g. The City Council now desires to grant the request of SGCD5 by (1) contracting the external boundaries of SGCD5 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCD5. The City hereby grants the request of SGCD5 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contact the external boundaries of SGCD5 by deleting Exhibit "A" in its entirety and replacing it with Exhibit "A2" 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5**

ORDINANCE NO. 22-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-38 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-38 (“Ordinance”) establishing the Southern Grove Community Development District No. 6 (“SGCDD6”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD6 currently contain approximately 813.030 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of SGCDD6, Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), and Southern Grove Community Development District No. 5 (“SGCDD5” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD6, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD6 so that thereafter a total of approximately 183.832 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to

reflect the revised external boundaries of SGCDD6 as described in the attached Exhibit "A2."

d. All lands within SGCDD6 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD6.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(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 contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD6 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 SGCDD6, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD6 as proposed in the Consolidated Petition will be excluded from SGCDD6;

(4) The contraction of the external boundaries of SGCDD6 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 contraction of the external boundaries of SGCDD6, the property comprising SGCDD6 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD6 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by SGCDD6;

(7) The community development services and facilities of SGCDD6 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by SGCDD6 is amenable to separate special-district government.

g. The City Council now desires to grant the request of SGCDD6 by (1) contracting the external boundaries of SGCDD6 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD6. The City hereby grants the request of SGCDD6 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD6 by deleting Exhibit “A” in its entirety and replacing it with Exhibit “A2” 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 portion 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.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney



**EXHIBIT "A2"**

**REVISED EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6**

**COMPOSITE EXHIBIT F-2**

**PROPOSED FORMS OF CITY ORDINANCES ESTABLISHING THE  
NEW SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS**

ORDINANCE NO. 22-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; 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; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; 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. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 7 (“SGCDD7”) as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements (“Infrastructure”) to serve the property described in the attached Exhibit A (“Property”).

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD7.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD7 in accordance with the requirements of the Act and has considered the record of the public hearing and the

factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The creation of SGCDD7 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(3) The area of land within the proposed SGCDD7 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) SGCDD7 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD7;

(5) The community development services and facilities of the proposed SGCDD7 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(6) The area that will be served by the proposed SGCDD7 is amenable to separate special-district government; and

(7) The Districts have previously levied special assessments on benefitted land within the area to be included in the SGCDD7 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreement (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by the SGCDD7; and

(8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the SGCDD7; and

(9) The City Council finds that the SGCDD7 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance; and

(10) The exercise by the SGCDD7 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution.

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of the Districts, the SGCDD7, and any other community development district that becomes a party to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended through the date of this Ordinance and as may be hereafter amended in accordance with its terms (“Interlocal Agreement”), or the rights of the holders of such indebtedness, it being acknowledged that following its establishment the SGCDD7 will become a party to the Interlocal Agreement, as such instrument exists on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD7 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD7. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 7 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of SGCDD7 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD7, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. David Graham
- B. Jennifer Davis
- C. Stephen Okiye
- D. Amy Eason
- E. Jeff Greenwalt

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling SGCDD7 to plan, establish, acquire, construct or reconstruct, enlarge or

extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SGCDD7 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SGCDD7 boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. The SGCDD7's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. The SGCDD7 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, SGCDD7 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SGCDD7 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SGCDD7 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SGCDD7 relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SGCDD7 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD7.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SGCDD7 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SGCDD7's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD7.

Section 7. Notice of Special Assessments. The SGCDD7 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioners, their successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioners, their successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by SGCDD7. This disclosure shall include a statement in bold print that special assessments imposed by the SGCDD7 will appear in the tax bill for each property within the SGCDD7. This disclosure shall

meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the SGCDD7. The SGCDD7 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within the SGCDD7 shall be subject to all applicable City ordinances including, but not limited to, site plan approval, all permitting and review requirements and processes;

b. All development within the SGCDD7 shall be subject to City inspections and requirements;

c. The construction by or on behalf of the SGCDD7 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. The SGCDD7 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion 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 12. 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 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney



**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

ORDINANCE NO. 22-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; 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; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; 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. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 8 (“SGCDD8”) as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements (“Infrastructure”) to serve the property described in the attached Exhibit A (“Property”).

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD8.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD8 in accordance with the requirements of the Act and has considered the record of the public hearing and the

factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The creation of SGCDD8 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(3) The area of land within the proposed SGCDD8 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) SGCDD8 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD8;

(5) The community development services and facilities of the proposed SGCDD8 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(6) The area that will be served by the proposed SGCDD8 is amenable to separate special-district government; and

(7) The Districts have previously levied special assessments on benefitted land within the area to be included in the SGCDD8 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreement (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by the SGCDD8; and

(8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the SGCDD8; and

(9) The City Council finds that the SGCDD8 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance; and

(10) The exercise by the SGCDD8 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution.

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of the Districts, the SGCDD8, and any other community development district that becomes a party to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended through the date of this Ordinance and as may be hereafter amended in accordance with its terms (“Interlocal Agreement”), or the rights of the holders of such indebtedness, it being acknowledged that following its establishment the SGCDD8 will become a party to the Interlocal Agreement, as such instrument exists on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD8 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD8. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 8 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of SGCDD8 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD8, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. David Graham
- B. Jennifer Davis
- C. Stephen Okiye
- D. Amy Eason
- E. Jeff Greenwalt

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling SGCDD8 to plan, establish, acquire, construct or reconstruct, enlarge or

extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SGCDD8 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SGCDD8 boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. The SGCDD8's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. The SGCDD8 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, SGCDD8 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SGCDD8 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SGCDD8 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SGCDD8 relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SGCDD8 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD8.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SGCDD8 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SGCDD8's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD8.

Section 7. Notice of Special Assessments. The SGCDD8 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioners, their successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioners, their successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by SGCDD8. This disclosure shall include a statement in bold print that special assessments imposed by the SGCDD8 will appear in the tax bill for each property within the SGCDD8. This disclosure shall

meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the SGCDD8. The SGCDD8 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within the SGCDD8 shall be subject to all applicable City ordinances including, but not limited to, site plan approval, all permitting and review requirements and processes;

b. All development within the SGCDD8 shall be subject to City inspections and requirements;

c. The construction by or on behalf of the SGCDD8 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. The SGCDD8 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion 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 12. 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 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8**



ORDINANCE NO. 22-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; 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; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; 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. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 9 (“SGCDD9”) as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements (“Infrastructure”) to serve the property described in the attached Exhibit A (“Property”).

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD9.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD9 in accordance with the requirements of the Act and has considered the record of the public hearing and the

factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The creation of SGCDD9 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(3) The area of land within the proposed SGCDD9 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) SGCDD9 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD9;

(5) The community development services and facilities of the proposed SGCDD9 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(6) The area that will be served by the proposed SGCDD9 is amenable to separate special-district government; and

(7) The Districts have previously levied special assessments on benefitted land within the area to be included in the SGCDD9 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreement (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by the SGCDD9; and

(8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the SGCDD9; and

(9) The City Council finds that the SGCDD9 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance; and

(10) The exercise by the SGCDD9 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution.

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of the Districts, the SGCDD9, and any other community development district that becomes a party to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended through the date of this Ordinance and as may be hereafter amended in accordance with its terms (“Interlocal Agreement”), or the rights of the holders of such indebtedness, it being acknowledged that following its establishment the SGCDD9 will become a party to the Interlocal Agreement, as such instrument exists on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD9 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD9. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 9 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of SGCDD9 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD9, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. James Fitzgerald
- B. Frank Covelli
- C. Steven Dassa
- D. Anissa Cruz
- E. Tyler Gaffney

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling SGCDD9 to plan, establish, acquire, construct or reconstruct, enlarge or

extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SGCDD9 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SGCDD9 boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. The SGCDD9's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. The SGCDD9 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, SGCDD9 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SGCDD9 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SGCDD9 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SGCDD9 relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SGCDD9 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD9.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SGCDD9 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SGCDD9's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD9.

Section 7. Notice of Special Assessments. The SGCDD9 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioners, their successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioners, their successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by SGCDD9. This disclosure shall include a statement in bold print that special assessments imposed by the SGCDD9 will appear in the tax bill for each property within the SGCDD9. This disclosure shall

meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the SGCDD9. The SGCDD9 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within the SGCDD9 shall be subject to all applicable City ordinances including, but not limited to, site plan approval, all permitting and review requirements and processes;

b. All development within the SGCDD9 shall be subject to City inspections and requirements;

c. The construction by or on behalf of the SGCDD9 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. The SGCDD9 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion 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 12. 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 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9**

ORDINANCE NO. 22-\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; 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; Chapter 190, Florida Statutes, as amended (“Act”), and in particular Section 190.005 of the Act; 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. Pursuant to Section 190.005 of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the “Petitioners”), joined by the Boards of Supervisors of Southern Grove Community Development District No. 1 (“SGCDD1”), Southern Grove Community Development District No. 2 (“SGCDD2”), Southern Grove Community Development District No. 3 (“SGCDD3”), Southern Grove Community Development District No. 4 (“SGCDD4”), Southern Grove Community Development District No. 5 (“SGCDD5”), and Southern Grove Community Development District No. 6 (“SGCDD6” and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the “Districts”), have filed a Consolidated Petition with the City that, as important here, requests that the City establish the Southern Grove Community Development District No. 10 (“SGCDD10”) as a community development district within the meaning of the Act and other applicable law to provide infrastructure and related facilities and improvements (“Infrastructure”) to serve the property described in the attached Exhibit A (“Property”).

b. The Consolidated Petition contains the information required by Section 190.005 of the Act to establish SGCDD10.

c. The City Council has conducted a public hearing on the Consolidated Petition and the requested establishment of SGCDD10 in accordance with the requirements of the Act and has considered the record of the public hearing and the



factors set forth in Section 190.005(1)(e) the Act, among other matters, and hereby finds that:

(1) All statements contained in the Consolidated Petition are true and correct;

(2) The creation of SGCDD10 is not inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's Comprehensive Plan;

(3) The area of land within the proposed SGCDD10 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(4) SGCDD10 is the best alternative available for delivering community development services and facilities to the area that will be served by SGCDD10;

(5) The community development services and facilities of the proposed SGCDD10 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(6) The area that will be served by the proposed SGCDD10 is amenable to separate special-district government; and

(7) The Districts have previously levied special assessments on benefitted land within the area to be included in the SGCDD10 to pay for or to finance or refinance certain Infrastructure that has been and will be constructed or acquired by or on behalf of the Districts and other community development districts that become parties to the Interlocal Agreement (defined below), and to pay for costs of operation and maintenance of such Infrastructure, and the obligation to collect such special assessments shall be assigned to and assumed by the SGCDD10; and

(8) Consistent with the provisions of Section 190.002, Florida Statutes, all applicable planning and permitting laws, rules, regulations and policies control the development of the land to be serviced by the SGCDD10; and

(9) The City Council finds that the SGCDD10 shall have the general powers described in section 190.011, Florida Statutes, and the special powers described below in Section 6 of this Ordinance; and

(10) The exercise by the SGCDD10 of any powers other than the powers set forth in Section 6 of this Ordinance, shall require consent by the City Council by ordinance or resolution.

(11) Notwithstanding anything to the contrary in this Ordinance, nothing herein shall operate to impair or otherwise adversely impact existing and future indebtedness incurred by or on behalf of the Districts, the SGCDD10, and any other community development district that becomes a party to that certain Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, as amended through the date of this Ordinance and as may be hereafter amended in accordance with its terms (“Interlocal Agreement”), or the rights of the holders of such indebtedness, it being acknowledged that following its establishment the SGCDD10 will become a party to the Interlocal Agreement, as such instrument exists on the date of this Ordinance.

d. The City Council now desires to grant the request of the Petitioners and the Districts and establish SGCDD10 in the manner set forth in the Consolidated Petition and as more fully set forth herein.

Section 3. Grant of Consolidated Petition; Establishment of SGCDD10. The City hereby grants the request of the Petitioners and the Districts as set forth in the Consolidated Petition and establishes the Southern Grove Community Development District No. 10 as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes, and a political subdivision of the State of Florida.

Section 4. External Boundaries. The external boundaries of SGCDD10 shall be as set forth on Exhibit A to this Ordinance.

Section 5. Initial Members of Board of Supervisors. The five persons to be the initial members of the Board of Supervisors of SGCDD10, each of whom is designated in the Consolidated Petition and is a resident of the State of Florida and a citizen of the United States, are as follows:

- A. David Graham
- B. Jennifer Davis
- C. Stephen Okiye
- D. Amy Eason
- E. Jeff Greenwalt

Section 6. Consent to Exercise of Special Powers.

a. Pursuant to Section 190.012(2)(a) of the Act, the City hereby consents to the exercise of the powers set forth in Section 190.012(2) (a), (b), (c), and (d) of the Act, thereby enabling SGCDD10 to plan, establish, acquire, construct or reconstruct, enlarge

or extend, equip, operate and maintain systems and facilities for (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (2) fire prevention and control, including water mains and plugs, fire stations, fire trucks, and other vehicles and equipment; (3) school buildings and related structures, which may be leased, sold, or donated to the school district, for use in its educational system, when authorized by the district school board; and (4) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that SGCDD10 may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within SGCDD10 boundaries. Said powers shall be discharged in accordance with Chapter 190, Florida Statutes. The SGCDD10's exercise of special powers pursuant to section 190.012(2)(d), Florida Statutes, may not impede the public's access to public roadways. The SGCDD10 shall not impose special assessments of any kind whatsoever on real property to be dedicated to or owned by the City for public Infrastructure purposes. Notwithstanding anything to the contrary set forth herein, SGCDD10 shall not operate or maintain any water and sewer facilities within its boundaries and all of such facilities shall be dedicated to and/or owned by the City.

b. The City further consents to the exercise by SGCDD10 of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes, and Chapter 74, Florida Statutes, over any property outside the boundaries of SGCDD10 and within the City (except municipal, county, state, and federal property) for the uses and purposes of SGCDD10 relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that SGCDD10 shall exercise the eminent domain power only for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD10.

c. The foregoing powers shall be in addition, and supplemental, to the powers which the proposed SGCDD10 is entitled to exercise pursuant to the Act.

d. As permitted by the Act, the City hereby approves SGCDD10's exercise, outside of its boundaries, of the powers granted in the Act and herein, subject to the terms hereof, for uses and purposes contemplated by, consistent with, or in furtherance of the requirements of approved development permits or development orders relating to the real property within SGCDD10.

Section 7. Notice of Special Assessments. The SGCDD10 is solely responsible for the implementation of assessments upon benefitted property within its boundaries. The Petitioners, their successors and assignees shall provide notice of said special assessments to all prospective purchasers of said property. The Petitioners, their successors and assignees shall provide full disclosure of the public financing and maintenance improvements undertaken by SGCDD10. This disclosure shall include a statement in bold print that special assessments imposed by the SGCDD10 will appear in the tax bill for each property within the SGCDD10.

This disclosure shall meet the requirements of section 190.048, Florida Statutes, as amended from time to time, and shall be included in every contract for purchase and sale of property within the SGCDD10. The SGCDD10 shall record a notice of establishment in the Public Records in accordance with Section 190.0485, Florida Statutes, before any bond sale, and shall record a notice of assessments (lien of record) in the Public Records after each bond sale.

Section 8. Conditions. This Ordinance shall be subject to the following conditions:

a. The property within the SGCDD10 shall be subject to all applicable City ordinances including, but not limited to, site plan approval, all permitting and review requirements and processes;

b. All development within the SGCDD10 shall be subject to City inspections and requirements;

c. The construction by or on behalf of the SGCDD10 of all public Infrastructure relating to ponds, landscaping, hardscaping and walls, sanitary sewer, stormwater management (including ponds and retention and transmission facilities), roads and paving, sidewalks and water supply distribution shall be in accordance with applicable City standards; stormwater management facilities will be constructed consistent with the design criteria set forth within all applicable South Florida Water Management District surface water management permits.

Section 9. Authority. The SGCDD10 shall have all of the authority and power contained within Chapter 190, Florida Statutes, to the extent set forth in this Ordinance.

Section 10. Conflicts. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 11. Severability. The provisions of this Ordinance are intended to be severable. If any portion 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 12. 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 13. Effective Date. This Ordinance shall become effective immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

\_\_\_\_\_  
Shannon Martin, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**EXHIBIT A**

**EXTERNAL BOUNDARIES OF  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10**