

ORDINANCE 20-\_\_

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, CONVEYING FEE SIMPLE TITLE FOR A PORTION OF E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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**WHEREAS**, Tradition Land Company, LLC conveyed to the City of Port St. Lucie land described as “New/Relocated” E/W No. 2 road right-of-way (Roadway) by Special Warranty Deed, as recorded in Official Record Book 3935, page 2995, of the Public Records of St. Lucie County, Florida; and

**WHEREAS**, the geometry of the Roadway includes scallops for a future round-a-bout; and

**WHEREAS**, Tradition Development Company, LLC and Tradition Land Company, LLC transferred their respective interests to Mattamy Palm Beach, LLC as master developer via Quit Claim Deed, as recorded in Official Record Book 4153, page 1012, of the Public Records of St. Lucie County, Florida; and

**WHEREAS**, Mattamy Palm Beach, LLC is developing that parcel of land located north of the Roadway within Southern Grove, described as Parcel 25A, Southern Grove Plat No. 13, as recorded in Plat Book 74, page 10, of the Public Records of St. Lucie County, Florida; and

**WHEREAS**, Mattamy Palm Beach, LLC has conveyed that parcel of land located south of the Roadway within Southern Grove, described as Tract A, Pulte at Tradition Phase 1, as recorded in Plat Book 79, page 25, of the Public Records of St. Lucie County, Florida to Pulte Home Company, LLC; and

**WHEREAS**, a round-a-bout is no longer included in the development of the Roadway; and

**WHEREAS**, the scallops need to be conveyed as fee simple portions of land from the City of Port St. Lucie to the respective property owners prior to recording of the subdivision plats; and

**WHEREAS**, Mattamy Palm Beach, LLC has requested the City convey the northern scallop to Mattamy Palm Beach, LLC and the southern scallop to Pulte Home Company, LLC to be included in the respective development plats; and

**WHEREAS**, the City of Port St. Lucie City Council desires to convey the Roadway scallops to the respective property owners located adjacent to the Roadway via Quit Claim Deed, more particularly described as follows:

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See Exhibit "A" and Exhibit "B" attached hereto.

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

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. The City Council hereby authorizes the Mayor, or his designee, to execute the Quit Claim Deed to Mattamy Palm Beach, LLC in substantially the same form as attached hereto, and incorporated herein by specific reference, as Exhibit "A."

Section 3. The City Council hereby authorizes the Mayor, or his designee, to execute the Quit Claim Deed to Pulte Home Company, LLC in substantially the same form as attached hereto, and incorporated herein by specific reference, as Exhibit "B."

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

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Gregory J. Oravec, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

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James D. Stokes, City Attorney