

# **PETITION TO AMEND THE BOUNDARIES OF VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine, Esq.  
Florida Bar No. 155527  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

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

**PETITION TO AMEND THE BOUNDARIES OF  
VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Verano #5 Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 05-22, 06-12 and 21-50, and located entirely within the boundaries of the City of Port St. Lucie, Florida (“District”), hereby petitions the City Council of the City of Port St. Lucie, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance Nos. 05-22, 06-12 and 21-50 to remove approximately 118.893 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within the City of Port St. Lucie, Florida (“County”). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 486.228 acres of land and is located southeast of Glades Cut Off Road, southwest of C-24 Canal, and north of Crosstown Parkway. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District (“Contraction Parcels”) which comprise approximately 118.893 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 367.335 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2026-\_\_ at **Exhibit 6**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Josh Hoot, Darren Weimer and Marshall Kutz.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. District Facilities and Services. The Contraction Parcel does receive some limited services from the District (e.g., connects to the stormwater system, etc.), and will share in the administrative, operations and maintenance costs of the District in the future pursuant to a recorded funding agreement.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 9** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the City Council of the City of Port St. Lucie, Florida:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance Nos. 05-22, 06-12 and 21-50 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 22nd day of October, 2025.

KUTAK ROCK LLP

A handwritten signature in blue ink, appearing to read "Jere Earlywine", is written over a horizontal line.

Jere Earlywine, Esq.

Florida Bar No. 155527

[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)

KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

# EXHIBIT 1



# EXHIBIT 2

LAST SAVED BY: GARY RAGER ON: 1/27/2021 3:45 PM PLOTTED BY: GARY RAGER ON: 1/27/2021 3:46 PM NAME: W:\FRANCISURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**CDD 5  
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **COTLEUR AND HEARING**

Last Date of Field Survey: **N/A**

**SURVEYOR'S CERTIFICATE**

This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**  
Digitally signed by Gary Rager  
 DN: c=US, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, email=Gary.Rager@geopointsurvey.com, serial=25313114714025548700

**Gary A. Rager**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

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

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

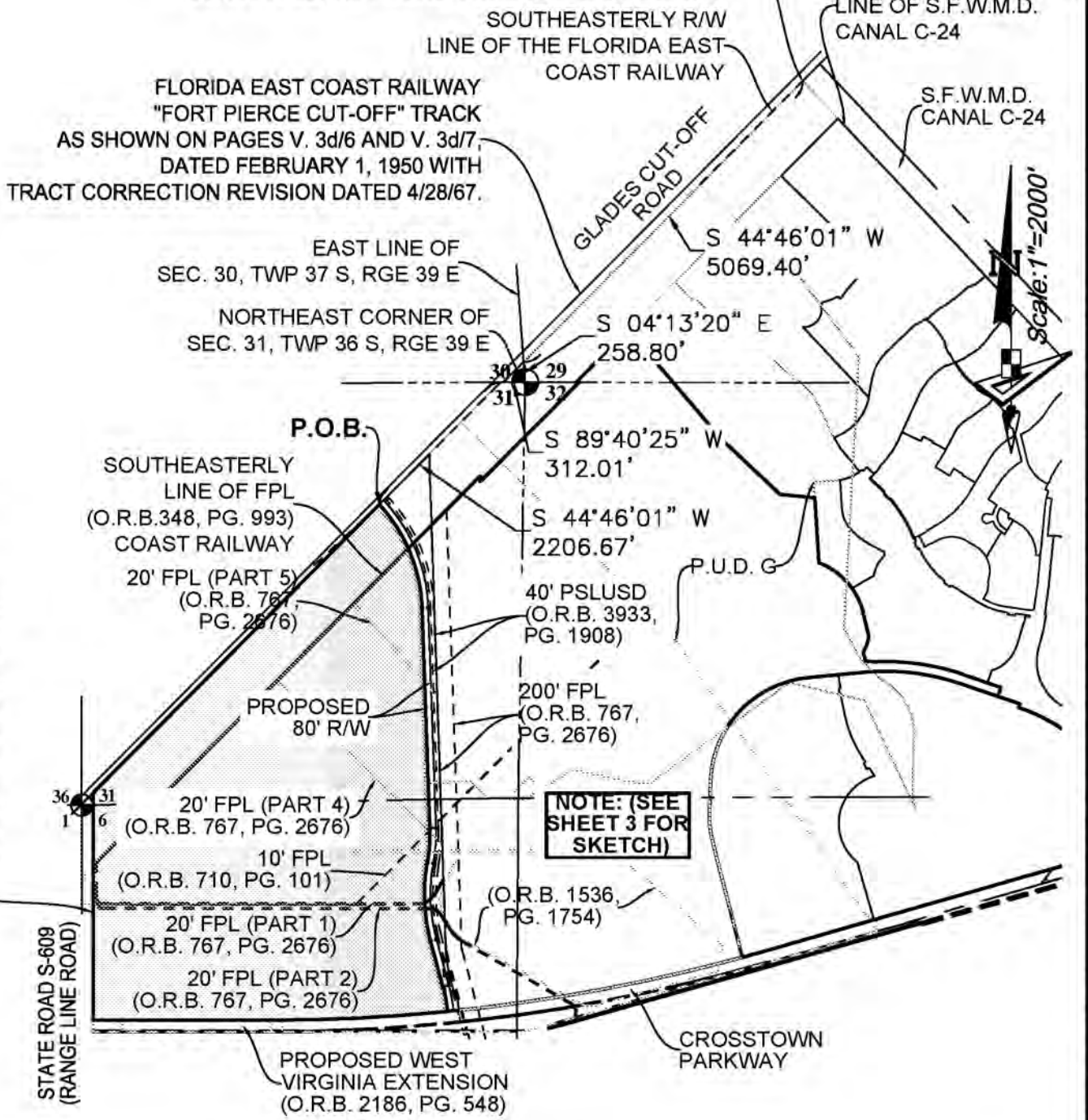
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SVM	Date: 1/27/21	Data File: _____
Check: GAR	P.C.: _____	Field Book: _____



**POINT OF COMMENCEMENT**

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



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

**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

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

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105  
 Riviera Beach, FL 33404

Phone: (561) 444-2720  
 www.geopointsurvey.com  
 Licensed Business Number LB 7768

Drawn: SWM Date: 1/27/21 Data File: \_\_\_\_\_  
 Check: GAR P.C.: \_\_\_\_\_ Field Book: \_\_\_\_\_



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

STATE ROAD S-609 (RANGE LINE ROAD)

EAST LINE OF SEC. 1, TWP 37 S, RGE 39 E

2755.94'  
N0°00'58"W

WEST LINE OF SEC 6, TWP 37 S, RGE 39 E.

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

N89°58'45"W  
2278.50'

N00°30'03"E  
157.01'

SOUTH LINE OF SEC. 31, TWP 36 S, RGE 39 E

NORTH LINE OF SEC. 6, TWP 37 S, RGE 39 E

S46°54'14"W (RADIAL)

P.O.B.

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

GLADES CUT-OFF ROAD

N44°46'01"E — 5195.93'

R=2038.00'  
L=1462.50'  
D=41°06'58"

S1°58'48"E  
2828.10'

EAST LINE OF S.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E

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

R=1998.00'  
L=435.44'  
D=12°29'13"

R=2268.00'  
L=1019.35'  
D=25°45'05"

N15°14'40"W  
603.08'

S5°37'22"E (RADIAL)

R=1895.00'  
L=324.59'  
D=9°48'50"

D=5°38'36"  
L=2257.35'  
R=22918.00'

CROSTOWN PARKWAY

**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

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



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

Drawn: SVM Date: 1/27/21 Data File: \_\_\_\_\_  
Check: GAR P.C.: \_\_\_\_\_ Field Book: \_\_\_\_\_

NAME: W\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG PLOTTED BY: GARY RAGER ON: 1/27/2021 3:47 PM LAST SAVED BY: GARYR ON: 1/27/2021 3:45 PM

# EXHIBIT 3

LEGAL DESCRIPTION: 10 ACRE PARCEL

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1618.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.00°01'15"E., A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 435,600 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

**CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS**

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**Verano Park Site**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 718.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 900.00 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1016.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.00 FEET TO A POINT ON WESTERLY MOST LINE OF SAID VERANO SOUTH - POD H - PLAT NO. 1; THENCE S.00°01'15"W., ALONG SAID WESTERLY MOST LINE AND ITS SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 1676.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 2,178,965 SQUARE FEET OR 50.022 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

## TOGETHER WITH:

### DESCRIPTION

BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4558, PAGE 1957, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE SOUTHWEST CORNER OF NORTH - SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, ALSO BEING THE NORTHWEST CORNER OF CROSSTOWN PARKWAY PLAT 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 13 THROUGH 18, INCLUSIVE, AND THE NORTHEAST CORNER OF CROSSTOWN PARKWAY PLAT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH A NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'04", A DISTANCE OF 1300.45 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING THE SOUTHEAST CORNER OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 4932, PAGE 1888, OF SAID PUBLIC RECORDS; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE EASTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 300.25 FEET TO SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22618.00 FEET AND A RADIAL BEARING OF N.02°20'22"W. AT SAID INTERSECTION; THENCE DEPARTING SAID EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL AND LONG THE SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°00'26", A DISTANCE OF 792.41 FEET TO A POINT OF A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 262.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF TANGENCY; 4) THENCE N.74°45'20"E., A DISTANCE OF 36.78 FEET TO THE WESTERLY CORNER OF SAID NORTH - SOUTH "A" ROADWAY PLAT; THENCE DEPARTING SAID SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 AND ALONG THE WESTERLY LINE OF SAID NORTH - SOUTH

"A" ROADWAY PLAT FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE S.60°14'40"E., DISTANCE OF 35.36 FEET; 2) THENCE S.15°14'40"E.,DISTANCE OF 112.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE S.39°07'36"W., A DISTANCE OF 35.55 FEET TO **POINT OF BEGINNING**.

**LANDS CONTAINING:** 425,313 SQUARE FEET OR 9.764 ACRES MORE OR LESS.

# EXHIBIT 4

**VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**  
**LEGAL DESCRIPTION, AS AMENDED**

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1895.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°37'22"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'36", A DISTANCE OF 2257.35 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., A DISTANCE OF 2278.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 11/5/64 AND REVISED ON JANUARY 1965; THENCE N.00°00'58"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 2755.94 FEET; THENCE N.00°30'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609A DISTANCE OF 157.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5195.90 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 21,180,095 SQUARE FEET OR 486.228 ACRES MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**LESS AND EXCEPT THE FOLLOWING PARCELS:**

LEGAL DESCRIPTION: 10 ACRE PARCEL

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1618.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.00°01'15"E., A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 435,600 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

**CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS**

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**Verano Park Site**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 718.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 900.00 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1016.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.00 FEET TO A POINT ON WESTERLY MOST LINE OF SAID VERANO SOUTH - POD H - PLAT NO. 1; THENCE S.00°01'15"W., ALONG SAID WESTERLY MOST LINE AND ITS SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 1676.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 2,178,965 SQUARE FEET OR 50.022 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION**

BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4558, PAGE 1957, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE SOUTHWEST CORNER OF NORTH - SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, ALSO BEING THE NORTHWEST CORNER OF CROSSTOWN PARKWAY PLAT 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 13 THROUGH 18, INCLUSIVE, AND THE NORTHEAST CORNER OF CROSSTOWN PARKWAY PLAT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH A NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'04", A DISTANCE OF 1300.45 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING THE SOUTHEAST CORNER OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 4932, PAGE 1888, OF SAID PUBLIC RECORDS; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE EASTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 300.25 FEET TO SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22618.00 FEET AND A RADIAL BEARING OF N.02°20'22"W. AT SAID INTERSECTION; THENCE DEPARTING SAID EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL AND LONG THE SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°00'26, A DISTANCE OF 792.41 FEET TO A POINT OF A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 262.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF TANGENCY; 4) THENCE N.74°45'20"E., A DISTANCE OF 36.78 FEET TO THE WESTERLY CORNER OF SAID NORTH - SOUTH "A" ROADWAY PLAT; THENCE DEPARTING SAID SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 AND ALONG THE WESTERLY LINE OF SAID NORTH - SOUTH

[CONTINUED ON FOLLOWING PAGE]

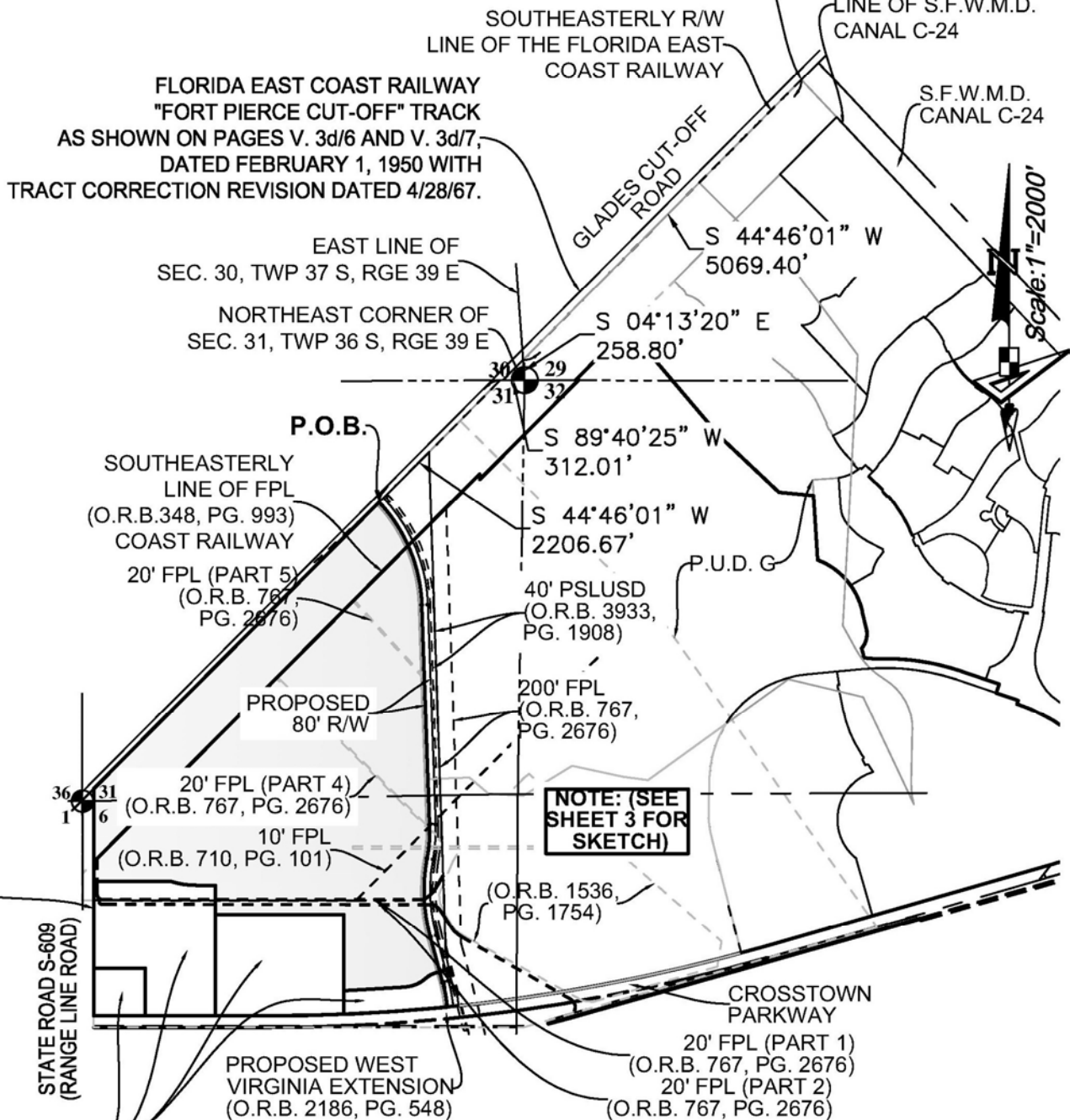
"A" ROADWAY PLAT FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE S.60°14'40"E., DISTANCE OF 35.36 FEET; 2) THENCE S.15°14'40"E.,DISTANCE OF 112.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE S.39°07'36"W., A DISTANCE OF 35.55 FEET TO **POINT OF BEGINNING**.

**LANDS CONTAINING:** 425,313 SQUARE FEET OR 9.764 ACRES MORE OR LESS.

**FOR A TOTAL OF 367.335 ACRES, MORE OR LESS.**

**POINT OF COMMENCEMENT**

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



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

LESS AND EXCEPT

**CDD 5  
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For:
No.	Date	Description	Dwn.	COTLEUR AND HEARING
1	5/5/21	SKETCH DIRECTION CALLS SE CORNER	GAR	Last Date of Field Survey: N/A
2	04-27-2026	ADD LESS AND EXPECT AREA	DJS	

**GeoPoint**  
Surveying, Inc.



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

EAST LINE OF SEC. 1, TWP 37 S, RGE 39 E

STATE ROAD S-609 (RANGE LINE ROAD)

2755.94'  
N0°00'58"W

WEST LINE OF SEC 6, TWP 37 S, RGE 39 E.

N89°58'45"W  
2278.50'

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

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

GLADES CUT-OFF ROAD

N44°46'01"E — 5195.93'

S46°54'14"W (RADIAL)

P.O.B.

SOUTH LINE OF SEC. 31, TWP 36 S, RGE 39 E  
NORTH LINE OF SEC. 6, TWP 37 S, RGE 39 E

N00°30'03"E  
157.01'

LESS AND EXCEPT

D=5°38'36"  
L=2257.35'  
R=22918.00'

R=2038.00'  
L=1462.50'  
D=41°06'58"

S1°58'48"E  
2828.10'

EAST LINE OF S.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E  
WEST LINE OF S.W. 1/4 SEC. 32, TWP 36 S, RGE 39 E

R=1998.00'  
L=435.44'  
D=12°29'13"

R=2268.00'  
L=1019.35'  
D=25°45'05"

S15°14'40"E  
603.08'

N5°37'22"W (RADIAL)

R=1895.00'  
L=324.59'  
D=9°48'50"

CROSTOWN PARKWAY

**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.
1	5/5/21	SKETCH DIRECTION CALLS SE CORNER	GAR
2	04-27-2026	ADD LESS AND EXPECT AREA	DJS

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



# EXHIBIT 5

This instrument was prepared by:

KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE  
AMENDMENT OF THE BOUNDARIES OF THE  
VERANO #5 COMMUNITY DEVELOPMENT DISTRICT  
[CONTRACTION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Verano #5 Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 9<sup>th</sup> day of October, 2025.

WITNESS

PSL LAND INVESTMENTS LLC  
LANDOWNER

By: Dawn Mader  
Name: Dawn M Acherman  
8818 SW Flutto way  
PSL FL 34987

Darren Weimer  
By: DARREN WEIMER  
Its: AUTHORIZED SIGNATORY

By: [Signature]  
Name: CARL ALLEN  
8818 SW FLUTTO WAY  
PSL FL 34987

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of October, 2025, by Darren Weimer, as Authorized Signator of PSL Land Investments LLC, on its behalf. He  is personally known to me or  produced \_\_\_\_\_ as identification.

Ounica Moore  
Notary Public, State of Florida



OUNICA MOORE  
Commission # HH 197331  
Expires March 6, 2026  
Bonded Thru Budget Notary Services

**EXHIBIT A:**  
Legal Description

**VERANO PARK SITE**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 718.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 900.00 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1016.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.00 FEET TO A POINT ON WESTERLY MOST LINE OF SAID VERANO SOUTH - POD H - PLAT NO. 1; THENCE S.00°01'15"W., ALONG SAID WESTERLY MOST LINE AND ITS SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 1676.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 2,178,965 SQUARE FEET OR 50.022 ACRES, MORE OR LESS.

**NORTH SOUTH ROAD A COMMERCIAL**

BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4558, PAGE 1957, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE SOUTHWEST CORNER OF NORTH - SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, ALSO BEING THE NORTHWEST CORNER OF CROSSTOWN PARKWAY PLAT 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 13 THROUGH 18, INCLUSIVE, AND THE NORTHEAST CORNER OF CROSSTOWN PARKWAY PLAT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH A NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'04", A DISTANCE OF 1300.45 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING THE SOUTHEAST CORNER OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 4932, PAGE 1888, OF SAID PUBLIC RECORDS; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE EASTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 300.25 FEET TO SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22618.00 FEET AND A RADIAL BEARING OF N.02°20'22"W. AT SAID INTERSECTION; THENCE DEPARTING SAID EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL AND LONG THE SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°00'26, A DISTANCE OF 792.41 FEET TO A POINT OF A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 262.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF TANGENCY; 4) THENCE N.74°45'20"E., A DISTANCE OF 36.78 FEET TO THE WESTERLY CORNER OF SAID NORTH - SOUTH "A" ROADWAY PLAT; THENCE DEPARTING SAID SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 AND ALONG THE WESTERLY LINE OF SAID NORTH - SOUTH "A" ROADWAY PLAT FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE S.60°14'40"E., DISTANCE OF 35.36 FEET; 2) THENCE S.15°14'40"E.,DISTANCE OF 112.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A

DISTANCE OF 299.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE S.39°07'36"W., A DISTANCE OF 35.55 FEET TO **POINT OF BEGINNING**.

**LANDS CONTAINING:** 425,313 SQUARE FEET OR 9.764 ACRES MORE OR LESS.

**RANGELINE COMMERCIAL**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1618.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.00°01'15"E., A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

**LAND CONTAINING:** 435,600 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

# EXHIBIT 6

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Verano #5 Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

**WHEREAS**, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS**, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT:**

**1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

**3. AUTHORIZATION FOR AGENT.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 30<sup>th</sup> day of October, 2025.

ATTEST:

**VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

DocuSigned by:  
*Andressa Heinz Philipp*  
87D36659F35A4C3...  
Assistant Secretary

DocuSigned by:  
*[Signature]*  
8E26EF223D60422...  
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

**Exhibit A:**  
Legal Description of District Boundaries, as Amended

LAST SAVED BY: GARY RAGER ON: 1/27/2021 3:45 PM PLOTTED BY: GARY RAGER ON: 1/27/2021 3:46 PM NAME: W:\FRANCISURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**CDD 5  
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **COTLEUR AND HEARING**

Last Date of Field Survey: **N/A**

**SURVEYOR'S CERTIFICATE**

This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**  
Digitally signed by Gary Rager  
 DN: c=US, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, email=Gary.Rager@geopointsurvey.com, serial=25313114714025548700

**Gary A. Rager**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

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

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

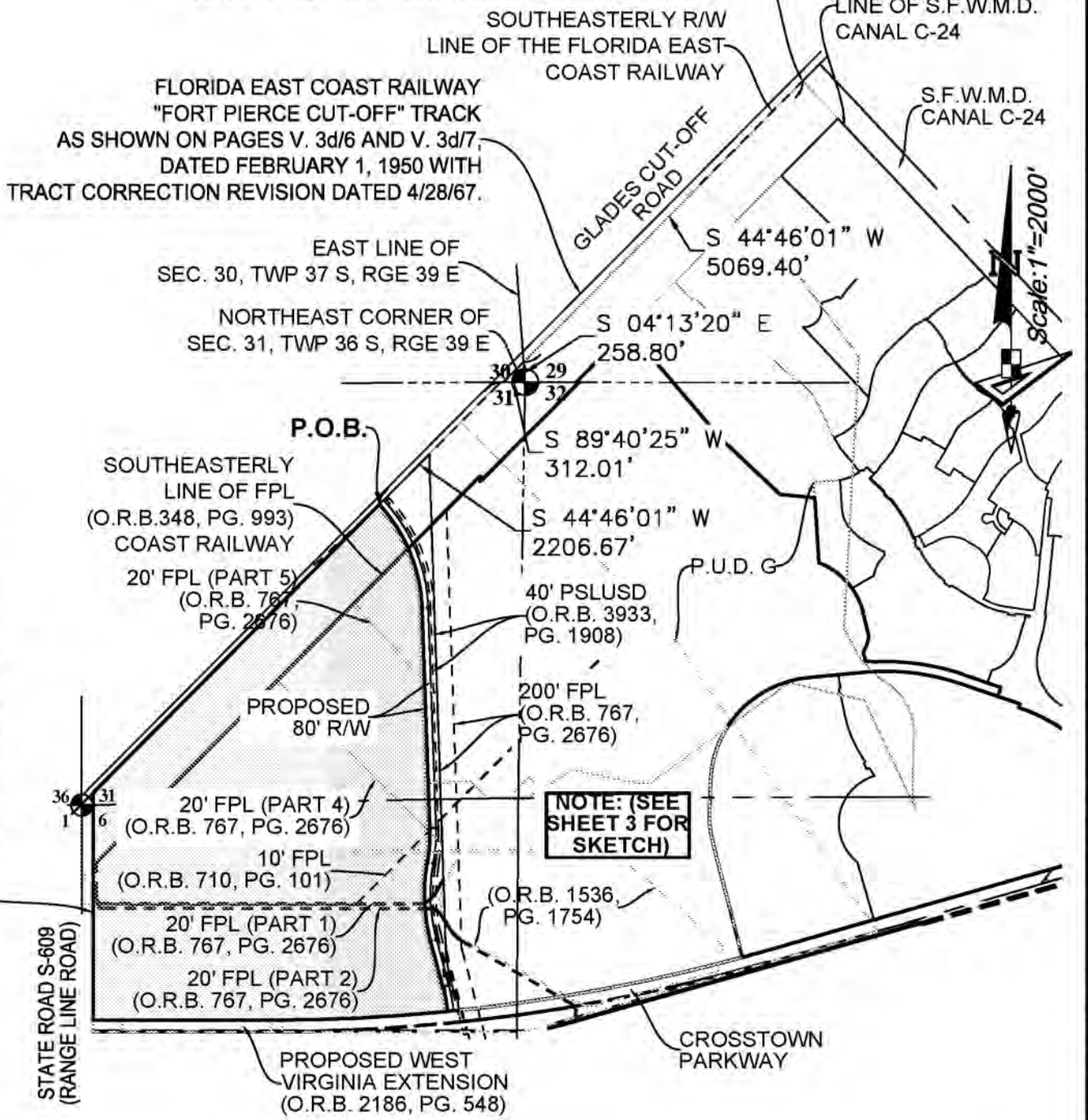
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SVM	Date: 1/27/21	Data File: _____
Check: GAR	P.C.: _____	Field Book: _____



**POINT OF COMMENCEMENT**

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



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

**NOTE: (SEE SHEET 3 FOR SKETCH)**

**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

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



**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SWM	Date: 1/27/21	Data File: _____
Check: GAR	P.C.: _____	Field Book: _____

NAME: W\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\SAD\_CDD5.DWG PLOTTED BY: GARY RAGER ON: 1/27/2021 3:47 PM LAST SAVED BY: GARYR ON: 1/27/2021 3:45 PM



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

STATE ROAD S-609 (RANGE LINE ROAD)

EAST LINE OF SEC. 1, TWP 37 S, RGE 39 E

2755.94'  
N0°00'58"W

WEST LINE OF SEC 6, TWP 37 S, RGE 39 E.

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

N89°58'45"W  
2278.50'

D=5°38'36"  
L=2257.35'  
R=22918.00'

CROSTOWN PARKWAY

SOUTH LINE OF SEC. 31, TWP 36 S, RGE 39 E

NORTH LINE OF SEC. 6, TWP 37 S, RGE 39 E

N00°30'03"E  
157.01'

GLADES CUT-OFF ROAD  
N44°46'01"E — 5195.93'

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

S46°54'14"W (RADIAL)

P.O.B.

R=2038.00'  
L=1462.50'  
D=41°06'58"

S1°58'48"E  
2828.10'

EAST LINE OF S.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E

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

R=1998.00'  
L=435.44'  
D=12°29'13"

R=2268.00'  
L=1019.35'  
D=25°45'05"

N15°14'40"W  
603.08'

S5°37'22"E (RADIAL)

R=1895.00'  
L=324.59'  
D=9°48'50"

**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SVM Date: 1/27/21 Data File: \_\_\_\_\_  
Check: GAR P.C.: \_\_\_\_\_ Field Book: \_\_\_\_\_

## **LESS AND EXCEPT THE FOLLOWING PARCELS:**

LEGAL DESCRIPTION: 10 ACRE PARCEL

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1618.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.00°01'15"E., A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 435,600 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

**CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS**

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**Verano Park Site**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 718.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 900.00 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1016.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.00 FEET TO A POINT ON WESTERLY MOST LINE OF SAID VERANO SOUTH - POD H - PLAT NO. 1; THENCE S.00°01'15"W., ALONG SAID WESTERLY MOST LINE AND ITS SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 1676.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 2,178,965 SQUARE FEET OR 50.022 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

## TOGETHER WITH:

### DESCRIPTION

BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4558, PAGE 1957, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE SOUTHWEST CORNER OF NORTH - SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, ALSO BEING THE NORTHWEST CORNER OF CROSSTOWN PARKWAY PLAT 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 13 THROUGH 18, INCLUSIVE, AND THE NORTHEAST CORNER OF CROSSTOWN PARKWAY PLAT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH A NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'04", A DISTANCE OF 1300.45 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING THE SOUTHEAST CORNER OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 4932, PAGE 1888, OF SAID PUBLIC RECORDS; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE EASTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 300.25 FEET TO SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22618.00 FEET AND A RADIAL BEARING OF N.02°20'22"W. AT SAID INTERSECTION; THENCE DEPARTING SAID EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL AND LONG THE SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°00'26", A DISTANCE OF 792.41 FEET TO A POINT OF A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 262.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF TANGENCY; 4) THENCE N.74°45'20"E., A DISTANCE OF 36.78 FEET TO THE WESTERLY CORNER OF SAID NORTH - SOUTH "A" ROADWAY PLAT; THENCE DEPARTING SAID SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 AND ALONG THE WESTERLY LINE OF SAID NORTH - SOUTH

"A" ROADWAY PLAT FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE S.60°14'40"E., DISTANCE OF 35.36 FEET; 2) THENCE S.15°14'40"E.,DISTANCE OF 112.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE S.39°07'36"W., A DISTANCE OF 35.55 FEET TO **POINT OF BEGINNING**.

**LANDS CONTAINING:** 425,313 SQUARE FEET OR 9.764 ACRES MORE OR LESS.

**FOR A TOTAL OF 365.335 ACRES, MORE OR LESS.**

## Certificate Of Completion

Envelope Id: BFAD6729-4856-4D4D-90EC-AC474C0B85C6	Status: Completed
Subject: Verano #5: Complete with Docusign: Performance Measures.pdf, Minutes.pdf, Resolution 2026-03.pdf,	
Source Envelope:	
Document Pages: 22	Signatures: 10
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Ellen Acosta
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1001 Bradford Way
	Kingston, TN 37763
	eacosta@gmssf.com
	IP Address: 162.199.192.217

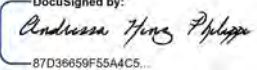
## Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
11/4/2025 7:10:09 AM	eacosta@gmssf.com	

## Signer Events

Andressa Hinz Philippi  
 AHPilippi@gmssf.com  
 Assistant Secretary  
 Security Level: Email, Account Authentication (None)

## Signature


DocuSigned by:  
  
 87D36659F55A4C5...  
 Signature Adoption: Pre-selected Style  
 Using IP Address:  
 2601:58b:c00:4380:1c0c:8480:5e4b:9346

## Timestamp

Sent: 11/4/2025 7:15:13 AM  
 Viewed: 11/5/2025 5:46:18 AM  
 Signed: 11/5/2025 5:46:34 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Josh Hoot  
 jhoot@kolter.com  
 Authorized Signatory  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 8E26EF223D60422...  
 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 104.203.236.57

Sent: 11/4/2025 7:15:12 AM  
 Viewed: 11/4/2025 8:20:24 AM  
 Signed: 11/4/2025 8:20:37 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/4/2025 7:15:13 AM
Certified Delivered	Security Checked	11/4/2025 8:20:24 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Signing Complete	Security Checked	11/4/2025 8:20:37 AM
Completed	Security Checked	11/5/2025 5:46:34 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

# EXHIBIT 7



# EXHIBIT 8

## **STATEMENT OF ESTIMATED REGULATORY COSTS**

### **1.0 Introduction**

#### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Verano #5 Community Development District ("District"). The District was established by Ordinance No. 05-22, passed by the City Council of the City of Port St. Lucie, Florida. The current size of the District is approximately 486.228 +/- acres and the District is located entirely within the City of Port St. Lucie, Florida ("City"). The petition to amend the boundaries of the District seeks to remove approximately 118.893 +/- acres located in the City from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 367.335 +/- acres and is planned to be developed with a total of 792 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law 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 (emphasis added)."*

#### **1.2 Overview of the Verano #5 Community Development District**

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 792 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order 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, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Verano #5.

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

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
  - 1. 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;

2. 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

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), 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, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the City based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (The City, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the City must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

**2.0 An economic analysis showing whether the ordinance directly or indirectly:**

- 1. 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 ordinance;**
- 2. 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 ordinance; or**
- 3. 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 ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not 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 ordinance.

**2.1 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 ordinance.**

The development of the smaller, 367.335 +/- acre area will still promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 486.228 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the

subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 792 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

**2.2 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 ordinance.**

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners

within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 118.893 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 118.893 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

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

The proposed amended District will serve land that comprises an approximately 367.335 +/- acre master planned residential development currently anticipated to contain a total of approximately 792 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,772 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owners of the 118.893 acres that are being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

**4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.**

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

## The City of Port St. Lucie, Florida

The existing District as well as the Amendment Area are both located within the City. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, the City approved the ordinance establishing the District in 2005, and more recently amended the boundaries in 2021, and that petition possessed much information about the District and City staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the City already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to City, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the City faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

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

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

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

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The City will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The City's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

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

There will be little impact on small businesses because of the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City has a population of 258,575 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

**7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the District.

# EXHIBIT 9

