

ORDINANCE 26 - ____

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, DISSOLVING THE SUNDANCE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES, AND REPEALING CITY ORDINANCE NO. 2024-26; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sundance Community Development District (“Sundance CDD”) was established by Ordinance No. 2024-26 of the City Council of the City of Port St. Lucie, Florida, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Sundance CDD is wholly within the boundaries of Port St. Lucie, Florida; and

WHEREAS, the Board of Supervisors of the Sundance Community Development District has petitioned the City Council of the City of Port St. Lucie, Florida (the “City Council”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to repeal Ordinance No. 2024-26 and to adopt an ordinance dissolving the Sundance Community Development District (the “District”) pursuant to Section 190.046 (10), Florida Statutes; and

WHEREAS, Section 190.046 (10), Florida Statutes, permits a district with no outstanding financial obligations and no operating or maintenance responsibilities to petition the local governmental entity that established the district for dissolution of the district by a nonemergency ordinance; and

WHEREAS, according to Resolution 2025-05 of the Sundance CDD, which was adopted on October 9, 2025, and is contained within **Exhibit “1”**, attached hereto, and the Affidavit of the District Manager, attached hereto as **Exhibit “2”**, the Sundance CDD does not presently have any outstanding financial obligations or operating or maintenance responsibilities, does not presently own any real property or infrastructure improvements, does not presently have any outstanding bonds, notes or other debt instruments, and does not presently have any debt service special assessments levied against the assessable real property located within the Sundance CDD; and

WHEREAS, ACR Acquisition, LLC, Sundance PSL I, LLC, Catalina Palms Homeowners Association, Inc., and Sundance Master Property Owners Association, the owners of 100% of the lands within the Sundance CDD (the “Landowners”) have consented to and approves of the dissolution of the Sundance CDD, and such approval is attached hereto as **Exhibit “3”**; and

WHEREAS, the Landowners have entered into a Dissolution Funding Agreement with Sundance CDD in order to ensure financing for administrative costs through final dissolution and have acquired all property and undertaken all of Sundance CDD’s obligations; and

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WHEREAS, the Sundance CDD Manager has represented to the City that there is no pending or threatened litigation against the Sundance CDD; and

WHEREAS, the Landowners have agreed that the dissolution of the Sundance CDD does not relieve the Landowners of any land development requirements, including infrastructure and maintenance obligations and further acknowledge their responsibility to maintain all infrastructure improvements within the current or former boundaries of the Sundance CDD; and

WHEREAS, the City, in determining whether to dissolve the Sundance CDD, has considered the statements contained in the Petition by the Sunday Community Development District Requesting that the City Council of the City of Port St. Lucie, Florida, Approve an Ordinance Terminating and Dissolving the District pursuant to Section 190.046 (10), Florida Statutes (the “Petition”), the Affidavit of the District Manager, and the Consent and Joinder of Landowner to the Dissolution of the Sundance Community Development District (the “Consent”), has determined that the dissolution of the Sundance CDD is appropriate under Section 190.046 (10), Florida Statutes, and that, as of the date of the adoption of this Ordinance, the Sundance CDD has no further outstanding financial obligations and no further operating or maintenance responsibilities; and

WHEREAS, the City will not assume financial, operational, maintenance or any other obligations, liabilities, or responsibilities of the Sundance CDD because of the dissolution; and

WHEREAS, the City finds that repealing Ordinance No. 24-26 and dissolving the Sundance CDD is in the best interest and promotes the health, safety and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Recitals. That the recitals above are hereby incorporated as if fully set forth herein.

Section 2. Authority. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, codified in Chapter 190, Florida Statutes.

Section 3. Dissolution of District. The City Council authorizes the dissolution of the Sundance CDD pursuant to authority granted by Section 190.046 (10), Florida Statutes, and other applicable provisions of law. The Sundance Community Development District established by Ordinance No. 2024-26 is hereby dissolved.

Section 4. Reliance Upon Documentation. The dissolution of the Sundance CDD is based upon and in reliance upon the request, and the documents, attachments, and representations from the Sundance CDD and Landowners. Based upon such representations and documentation, the City shall assume no financial, operation, maintenance nor any other obligations, liabilities, or

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responsibilities of the Sundance CDD by virtue of such dissolution. Consequently, the City assumes and accepts no financial, operational, maintenance nor any other obligations, liabilities, or responsibilities of the Sundance CDD by virtue of the dissolution

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict, including Ordinance No. 2024-26.

Section 6. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 7. Filing with the Department of State. The City Clerk shall be and is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida.

Section 8. Effective Date. The provisions within this Ordinance shall be effective immediately upon passage.

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

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney