

ORDINANCE 24-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE PARTIAL ABANDONMENT AND TERMINATION OF A BLANKET FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 1220, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Horizons Acquisitions 5, LLC, a Florida limited liability company (“HA5”) conveyed that certain Blanket Flowage Easement to the City of Port St. Lucie (“City”), as depicted on the easement recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida ("Blanket Flowage Easement"); and

WHEREAS, the Blanket Flowage Easement allows for temporary drainage flow from Village Parkway over land owned by the Port St. Lucie Governmental Finance (“GFC”) via existing agricultural ditches to the Duda canal; and

WHEREAS, the Blanket Flowage Easement is in place until permanent drainage facilities and easements are put in place as development occurs within the GFC owned lands; and

WHEREAS, a portion of the GFC owned land that is subject to the Blanket Flowage Easement is under contract to be sold by GFC to Four Port St. Lucie, LLC; and

WHEREAS, a portion of the GFC owned land that is subject to the Blanket Flowage Easement is under contract to be sold by GFC to Saint Matilda, LLC; and

WHEREAS, a portion of the GFC owned land that is subject to the Blanket Flowage Easement may be sold by GFC to JDN Enterprises, LLC; and

WHEREAS, the land that is being sold to Four Port St. Lucie, LLC, and to Saint Matilda, LLC, and the land that may be sold to JDN Enterprises, LLC, is adjacent to platted drainage easements and water management tracts which will provide for the permanent conveyance of drainage from Village Parkway to the Duda Canal and thus, the Blanket Flowage Easement is not necessary on such land; and

WHEREAS, the City wishes to partially abandon and terminate the portion of the Blanket Flowage Easement situated on the real property that is under contract to be sold to Four Port St. Lucie, LLC, and to Saint Matilda, LLC as well as the real property that may be sold to JDN Enterprises, LLC, as set forth in the Partial Abandonment and Termination of Blanket Flowage Easement, which is attached hereto and incorporated herein as Exhibit “A”; and

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

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

Section 2. Authorization. That the Mayor, or her designee, or the City Manager, or his designee, are hereby authorized to execute any and all documents necessary to formalize and complete the partial abandonment and termination of the easement as contemplated herein, including but not limited to the Partial Abandonment and Termination of Blanket Flowage Easement in substantially the same form as attached hereto as Exhibit “A”.

Section 3. Recordation. The City Council hereby directs that this Ordinance be recorded in the public records of St. Lucie County, Florida.

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

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

Section 6. Effective Date. This Ordinance shall become effective immediately after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2024.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney