

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

**IN RE: CONSOLIDATED PETITION PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, VERANO #4 COMMUNITY DEVELOPMENT DISTRICT, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

---

**CONSOLIDATED PETITION**

**KLP Crosstown LLC**, a Florida limited liability company, **Verano Development LLC**, a Delaware limited liability company, and **PSL Commercial Holding LLC**, a Delaware limited liability company (collectively, the “**Petitioners**”), joined by the Boards of Supervisors (“**Boards**”) of:

Verano #2 Community Development District (formerly known as Montage Reserve #2 Community Development District) (“**Verano #2**”), an independent special district and community development district established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“**Act**”), and other applicable law by Ordinance No. 05-19 enacted by the City of Port St. Lucie, Florida (“**City**”), on April 25, 2005, as amended by Ordinance No. 06-09 enacted by the City on February 13, 2006, as further amended by Ordinance No. 15-10 enacted by the City on February 23, 2015, and as further amended by Ordinance No. 20-13 enacted by the City on February 24, 2020 (collectively, the “**Verano #2 Ordinance**”),

Verano #3 Community Development District (formerly known as Montage Reserve #3 Community Development District) (“**Verano #3**”), an independent special district and community development district established pursuant to the Act and other applicable law by Ordinance No. 05-20 enacted by the City on April 25, 2005, as amended by Ordinance No. 06-10 enacted by the City on February 13, 2006 (together, the “**Verano #3 Ordinance**”),

Verano #4 Community Development District (formerly known as Montage Reserve #4 Community Development District) (“**Verano #4**”), an independent special district and community development district established pursuant to the Act and other applicable law by Ordinance No. 05-21 enacted by the City on April 25, 2005, as amended by Ordinance No. 06-11 enacted by the City on February 13, 2006 (together, the “**Verano #4 Ordinance**”), and

Verano #5 Community Development District (formerly known as Montage Reserve #3 Community Development District) (“**Verano #5**” and, collectively with District #2,

District #3, and District #4, the “**Petitioning Districts**”), an independent special district and community development district established pursuant to the Act and other applicable law by Ordinance No. 05-22 enacted by the City on April 25, 2005, as amended by Ordinance No. 06-12 enacted by the City on February 13, 2006 (together, the “**Verano #5 Ordinance**” and, collectively with the Verano #2 Ordinance, the Verano #3 Ordinance, and the Verano #4 Ordinance, the “**Petitioning District Ordinances**”),

hereby petition the City Council of the City (“**City Council**”) in accordance with Section 190.046(1) of the Act to amend the Petitioning District Ordinances and expand and contract the external boundaries of the Petitioning Districts in accordance with Section 190.046(1), all in the manner described below. Except as otherwise defined herein, all capitalized terms used in this Consolidated Petition shall have the meanings set forth in the District Interlocal Agreement (defined below).

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

### **Background**

1. **Petitioners.** The Petitioners in this Consolidated Petition are the owners of 100 percent of the lands affected by the modifications to the external boundaries of the Petitioning Districts as requested in this Consolidated Petition.

2. **Current External Boundaries of Petitioning Districts.** The current external boundaries of the Petitioning Districts are as follows:

(a) The external boundaries of Verano #2 as initially established contained approximately 843.79 acres of real property. By Ordinance No. 15-10, the City Council expanded the initial boundaries of Verano #2 by approximately 37.848 acres of real property, and by Ordinance No. 20-13 expanded the Verano #2 boundaries by an additional approximately 2.876 acres. The external boundaries of Verano #2 as currently configured contain approximately 884.512 acres of real property located entirely within the jurisdictional boundaries of the City.

(b) The external boundaries of Verano #3 as initially established and as currently configured contain approximately 389.701 acres of real property (corrected from an original calculation of 420.55 acres) located entirely within the jurisdictional boundaries of the City.

(c) The external boundaries of Verano #4 as initially established and as currently configured contain approximately 729.93 acres of real property located entirely within the jurisdictional boundaries of the City.

(d) The external boundaries of Verano #5 as initially established and as currently configured contain approximately 520.591 acres of real property (corrected

from an original calculation of 539.00 acres) located entirely within the jurisdictional boundaries of the City.

3. Other Verano Community Development Districts. The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (formerly known as Montage Reserve Center Community Development District) (“**Verano Center**,” 97.55 acres), and Verano #1 Community Development District (formerly known as Montage Reserve #1 Community Development District) (“**Verano #1**,” 393.17 acres, and, collectively with Verano Center and the Petitioning Districts, the “**Verano Districts**”), comprise a single functionally interrelated mixed-use development of regional impact known as “**Verano**,” totaling approximately 3,015.454 acres.

4. Public Infrastructure and District Interlocal Agreement. To facilitate the efficient financing, construction, acquisition, operation, and maintenance of certain components of infrastructure within Verano (“**Public Infrastructure**”), the Verano Districts have entered into an Amended and Restated District Development Interlocal Agreement dated as of April 9, 2015, and recorded at Official Records Book 3733, Pages 2535-2556, of the Public Records of St. Lucie County, Florida, as supplemented (“**District Interlocal Agreement**”).

(a) The District Interlocal Agreement generally provides for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Verano project and across all of the Verano Districts.

(b) Pursuant to the District Interlocal Agreement, and by Joint Resolution adopted April 18, 2019, each of the Verano Districts has delegated to Verano #5, as the “**Administration District**,” among other things, the power and authority to implement all matters relating to the collection and enforcement of the infrastructure assessments and the operation and maintenance of the Public Infrastructure, including entering into contracts, levying and collecting non-ad valorem assessments, performing services, and otherwise taking all actions necessary or desirable with respect to the operation and maintenance of the Public Infrastructure.

### Summary of Consolidated Petition

5. Petition. The Petitioners, joined by the Boards of the Petitioning Districts, request that the City Council expand and contract the external boundaries of the Petitioning Districts so that following the requested expansions and contractions the Verano Districts would be comprised as follows: Verano Center—97.55 acres (unchanged), Verano #1—393.17 acres (unchanged), Verano #2—926.106 acres, Verano #3—320.238 acres, Verano #4—792.345 acres, and Verano #5—486.228 acres.

6. Description of Proposed Expansions and Contractions. The boundary changes to the Petitioning Districts as proposed in this Consolidated Petition may be summarized as follows:

(a) **Verano #2 (i) will contract** by (A) the removal of acreage to be included in Verano #3 (current Verano #2 lands lying south and west of Loop Road) and (B) the removal of acreage to be included in Verano #4 (current Verano #2 lands lying west of Verano PUD D (South)), **and (ii) will expand** by the addition of acreage to be removed from Verano #4 (current Verano #4 lands lying within PUD D (South) and PUD D (North)).

(b) **Verano #3 (i) will contract** by the removal of acreage to be included in Verano #4 (current Verano #3 lands lying west of Loop Road), **and (ii) will expand** by (A) the addition of acreage to be removed from Verano #2 (current Verano #2 lands lying south and west of Loop Road, as described above) and (B) the addition of acreage to be removed from Verano #4 (current Verano #4 lands lying south of Loop Road).

(c) **Verano #4 (i) will contract** by (A) the removal of acreage to be included in Verano #2 (current Verano #4 lands lying within PUD D (South) and PUD D (North), as described above) and (B) the removal of acreage to be included in Verano #3 (current Verano #4 lands lying south of Loop Road), **and (ii) will expand** by (A) the addition of acreage to be removed from Verano #2 (current Verano #2 lands lying west of Verano PUD D (South), as described above), (B) the addition of acreage to be removed from Verano #3 (current Verano #4 lands lying south of Loop Road, as described above), and (C) the addition of acreage to be removed from Verano #5 (current Verano #5 lands lying east of North/South A Road).

(d) **Verano #5 will contract** by the removal of acreage to be included in Verano #4 (current Verano #5 lands lying east of North/South A Road, as described above).

7. Proposed External Boundaries of All Verano Districts. After the requested expansions and contractions of the external boundaries of the Petitioning Districts, the total land area within the external boundaries of all of the Verano Districts will remain unchanged at approximately 3,015.637 acres, and all lands in all of the Verano Districts will continue to be located wholly within the jurisdictional boundaries of the City.

### **Information Required for Petition to Expand and Contract District Boundaries**

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

9. Proposed Metes and Bounds Description. As required by Sections 190.005(1)(a)1 and 190.046(1)(a) of the Act, annexed as **Composite Exhibit A** are metes and bounds descriptions of the external boundaries of the Petitioning Districts following the proposed expansions and contractions.



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

11. Consents of Affected Landowners. As required by Sections 190.005(1)(a)2 and 190.041(1)(g) of the Act, annexed as **Composite Exhibit B-1** are the written consents of the Petitioners as landowners of 100 percent of the properties affected by the proposed modifications to the external boundaries of the Petitioning Districts as requested in this Consolidated Petition (collectively, the “**Affected Properties**”). Also annexed as **Exhibit B-2** is the written consent of DK Central Park LLC, a Florida limited liability company and the contract purchaser of a portion of the Affected Properties (“**Contract Purchaser**”). As provided in Section 190.046(1)(g) of the Act, the joinder in this Consolidated Petition by the Boards of the Petitioning Districts constitutes consents of the other landowners within those Districts.

12. No Change to Timetable for Construction of Services. In response to Section 190.046(1)(a) of the Act, the timetable for construction of services to be provided by the Petitioning Districts to all of the lands within the external boundaries of those Districts, including all of the Affected Properties, and the estimated cost of constructing those proposed services, will not change as a result of the proposed expansion and contraction. Changes in the construction timetable and estimated cost of services may occur as a consequence of development amendments or modifications, but such changes would not result from the external boundary expansions and contractions proposed in this Consolidated Petition.

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

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

15. Authorizing Resolution. Annexed as **Exhibit D** is a joint resolution of the Boards of the Petitioning Districts authorizing (a) the expansions and contractions of the respective external boundaries as requested in this Consolidated Petition, (b) joinder in the preparation and execution of this Consolidated Petition, (c) joinder in submission of this Consolidated Petition to the City, and (d) execution of the Assignment and Assumption Agreements (defined below).

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

(a) The expansions and contractions of the external boundaries of the Petitioning Districts as requested in this Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida’s comprehensive plan or of the City’s comprehensive plan;

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

(c) The Petitioning Districts are the best alternative available for delivering the community development facilities and services to the Affected Properties that are currently and following the expansions and contractions of the external boundaries of the Petitioning Districts will continue to be served by one of the Petitioning Districts;

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

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

17. Proposed Forms of Ordinance. Annexed as **Composite Exhibit E** are proposed forms of ordinances approving the requested boundary changes and amending each of the respective Petitioning District Ordinances to reflect the new external boundaries of the Petitioning Districts in the manner set forth in this Consolidated Petition.

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

(a) Each of the Petitioning Districts that is contracting, as the “**Assigning District,**” shall assign to the appropriate other Petitioning District that is undergoing a corresponding expansion, as the “**Assuming District,**” the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon the property that, as a result of the contraction of the external boundaries of the Assigning District and the expansion of the external boundaries of the Assuming District, in the future will be located within the external boundaries of the Assuming District; and

(b) Each Assuming District shall assume from the Assigning District such Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon the property that, as a result of the expansion of the

Assuming District and the contraction of the Assigning District, in the future will be located within the external boundaries of the Assuming District.

**Certification of Petition**

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

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

A. Direct City staff to notice public hearings, in the same manner as the City Council notices other proposed City ordinance amendments, to consider whether to grant this Consolidated Petition for the expansions and contractions of the external boundaries of the Petitioning Districts, and to amend the Petitioning District Ordinances to reflect the new boundaries.

B. Following the public hearings, grant the Consolidated Petition and enact ordinances pursuant to applicable law amending the Petitioning District Ordinances to reflect the new boundaries of the Petitioning Districts in the manner proposed in Composite Exhibit E.

**RESPECTFULLY SUBMITTED** this 1<sup>st</sup> day of March, 2021.

*[Signatures on following pages]*

**PETITIONERS:**

**KLP CROSSTOWN LLC**

A Florida limited liability company

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

By: [Signature]  
John Csapo  
Authorized Signatory

[Signature]  
Print Name: Joseph Hempling

[Signature]  
Print Name: Denise Yanes

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of KLP CROSSTOWN LLC, a Florida limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

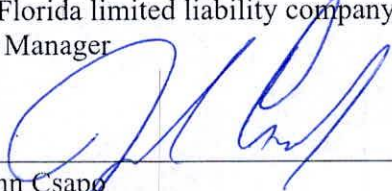
[Notary Seal]

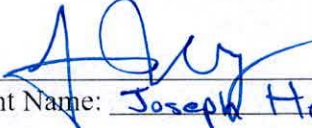


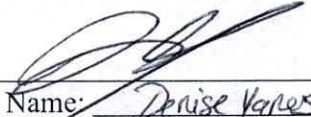
[Signature]  
Notary Public-State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023

**VERANO DEVELOPMENT LLC**  
A Delaware limited liability company

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

By:   
John Csapo  
Authorized Signatory

  
Print Name: Joseph Hering

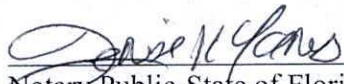
  
Print Name: Denise Yanes

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of VERANO DEVELOPMENT LLC, a Delaware limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

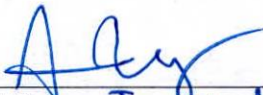


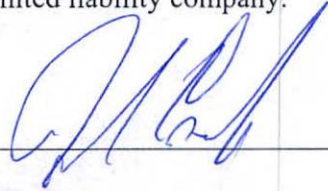
  
Notary Public-State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023




**PSL COMMERCIAL HOLDING LLC**  
A Delaware limited liability company

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

  
Print Name: Joseph Hempfling

By:   
John Csapo  
Authorized Signatory

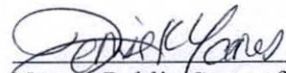
  
Print Name: Denise Yanes

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of PSL COMMERCIAL HOLDING LLC, a Delaware limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public, State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023

**JOINED BY:**

**VERANO #2 COMMUNITY  
DEVELOPMENT DISTRICT**

By: Robert Fromm  
Print Name: Robert Fromm  
Title: Vice Chairman  
Date: 2-24-21

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24<sup>th</sup> day of February, 2021, by Robert Fromm, as Vice Chairman of the Board of Supervisors of Verano #2 Community Development District, and who  is personally known to me or  has produced personally known as identification.

[Notary Seal]



Gina Jolly  
Commission # GG094574  
Expires: April 16, 2021  
Bonded thru Aaron Notary

Gina Jolly  
Notary Public—State of Florida  
Print Name: Gina Jolly  
My Commission Expires: GG094574

**JOINED BY:**

**VERANO #3 COMMUNITY  
DEVELOPMENT DISTRICT**

By: Robert Fromm  
Print Name: Robert Fromm  
Title: Vice Chairman  
Date: 2-24-21

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 24th day of February, 2021, by  
Robert Fromm, as Vice Chairman of the  
Board of Supervisors of Verano #3 Community Development District, and who  is personally  
known to me or  has produced personally known as identification.

[Notary Seal]



Gina Jolly  
Commission # GG094574  
Expires: April 16, 2021  
Bonded thru Aaron Notary

Gina Jolly  
Notary Public—State of Florida  
Print Name: Gina Jolly  
My Commission Expires: GG094574



**JOINED BY:**

**VERANO #4 COMMUNITY  
DEVELOPMENT DISTRICT**

By: *Robert Fromm*  
Print Name: Robert Fromm  
Title: Vice Chairman  
Date: 2-24-21

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 24<sup>th</sup> day of February, 2021, by  
Robert Fromm, as Vice Chairman of the  
Board of Supervisors of Verano #4 Community Development District, and who  is personally  
known to me or  has produced personally known as identification.

[Notary Seal]



Gina Jolly  
Commission # GG094574  
Expires: April 16, 2021  
Bonded thru Aaron Notary

*Gina Jolly*  
Notary Public—State of Florida  
Print Name: Gina Jolly  
My Commission Expires: GG094574

**JOINED BY:**

**VERANO #5 COMMUNITY  
DEVELOPMENT DISTRICT**

By: Robert Fromm  
Print Name: Robert Fromm  
Title: Vice Chairman  
Date: 2-24-21

STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 24th day of February, 2021, by  
Robert Fromm, as Vice Chairman of the  
Board of Supervisors of Verano #5 Community Development District, and who  is personally  
known to me or  has produced personally known as identification.

[Notary Seal]



Gina Jolly  
Commission # GG094574  
Expires: April 16, 2021  
Bonded thru Aaron Notary

Gina Jolly  
Notary Public—State of Florida  
Print Name: Gina Jolly  
My Commission Expires: GG094574

**COMPOSITE EXHIBIT A**

**LEGAL DESCRIPTIONS/METES AND BOUNDS DESCRIPTIONS**  
**OF THE BOUNDARIES OF THE PETITIONING DISTRICTS**  
**FOLLOWING THE PROPOSED EXPANSIONS AND CONTRACTIONS**

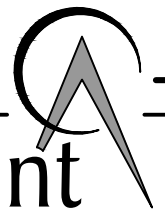
**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 28, 29, 32, 33, AND 34, 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:

**BEGINNING** 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 NUMBER 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" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 11,569.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF O.L. PEACOCK CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE, 1955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: 1) THENCE N.89°08'58" W., A DISTANCE OF 318.77 FEET; 2) THENCE S.60°24'31" W., A DISTANCE OF 793.61 FEET; 3) THENCE S.65°05'51" W., A DISTANCE OF 762.00 FEET; 4) THENCE S.70°42'47" W., A DISTANCE OF 440.53 FEET; 5) THENCE S.43°58'29"E., A DISTANCE OF 57.68 FEET; 6) THENCE S.62°44'35"W., A DISTANCE OF 967.89 FEET; 7) THENCE S.76°11'52" W., A DISTANCE OF 280.22 FEET; THENCE N.04°37'46" W., A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; THENCE N.38°43'51" W., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE N.71°11'28" W., A DISTANCE OF 20.40 FEET; THENCE N.18°48'32" E., A DISTANCE OF 50.00 FEET; THENCE N.71°11'28" W., A DISTANCE OF 839.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.18°15'27" W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1885.95 FEET, AND A RADIAL BEARING OF S.01°49'37" E. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET;

CONTINUED ON SHEET 2

**CDD 2  
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
				<b>SURVEYOR'S CERTIFICATE</b> 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.	
				_____ <b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: SWM    Date: 2/18/21    Data File: ~~~~~ Check: GAR    P.C.: ~~~    Field Book: ~~~~~		4152 W. Blue Heron Blvd.    Phone: (561) 444-2720 Suite 105    www.geopointsurvey.com Riviera Beach, FL 33404    Licensed Business Number LB 7768			
Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E    Job #: S&D_CDD2					


DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD2.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM

CONTINUED FROM SHEET 1

THENCE N.01°21'59" W., A DISTANCE OF 145.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 342.74 FEET, AND A RADIAL BEARING OF S.87°43'58" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 290.66 FEET, AND A RADIAL BEARING OF N.49°58'24" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY; THENCE N.13°08'55" W., A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 927.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°49'03", A DISTANCE OF 903.28 FEET TO A NON-TANGENT INTERSECTION; THENCE N.03°36'07" W., A DISTANCE OF 837.27 FEET; THENCE N.84°25'35" W., A DISTANCE OF 446.22 FEET; THENCE N.46°45'48" W., A DISTANCE OF 1035.02 FEET; THENCE N.40°22'55" W., A DISTANCE OF 2499.07 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE N.44°46'01" E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3776.96 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 40,341,159 SQUARE FEET OR 926.106 ACRES, MORE OR LESS.

## LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- P.U.D.* -- Planned Unit Development
- PSLUSD* -- Port St. Lucie Utility Services Department
- FPL* -- Florida Power & Light
- Sec.-Twn.-Rng.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

## CDD 2 SKETCH AND DESCRIPTION



REVISIONS				Prepared For: COTLEUR AND HEARING							
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>							
				<div style="text-align: center;"> <h1 style="margin: 0;">GeoPoint</h1> <h2 style="margin: 0;">Surveying, Inc.</h2> <p style="font-size: small; margin: 5px 0 0 0;">4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p style="font-size: small; margin: 0 0 0 150px;">Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Drawn: SWM</td> <td>Date: 2/18/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ~~~</td> <td>Field Book: ~~~~</td> </tr> </table>		Drawn: SWM	Date: 2/18/21	Data File: ~~~~	Check: GAR	P.C.: ~~~	Field Book: ~~~~
Drawn: SWM	Date: 2/18/21	Data File: ~~~~									
Check: GAR	P.C.: ~~~	Field Book: ~~~~									
Sheet No. 2 of 5 Sheets				<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>							

DWG NAME: W:\V\RAVANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES&S&D\_CDD2.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM

FLORIDA EAST COAST RAILWAY  
 "FORT PIERCE CUT-OFF" TRACK  
 AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7,  
 DATED FEBRUARY 1, 1950 WITH  
 TRACK CORRECTION REVISION DATED 4/28/67.

**POINT OF BEGINNING**

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"

SOUTHEASTERLY R/W  
 LINE OF THE FLORIDA EAST  
 COAST RAILWAY

EAST LINE  
 OF SEC. 30,  
 TWP 36 S, RGE 39 E  
 NORTHEAST CORNER  
 OF SEC. 31,  
 TWP 36 S, RGE 39 E

SOUTHWESTERLY R/W  
 LINE OF S.F.W.M.D.  
 CANAL C-24



20' FPL (PART 4)  
 (O.R.B. 767, PG. 2676)

SOUTHEASTERLY  
 LINE OF FPL  
 (O.R.B. 348,  
 PG. 993)  
 COAST RAILWAY

**NOTE: (SEE  
 SHEET 4 & 5  
 FOR SKETCH)**

PROPOSED  
 80' R/W  
 40' PSLUSD  
 (O.R.B. 3933,  
 PG. 1908)

200' FPL  
 (O.R.B. 767,  
 PG. 2676)

10' FPL  
 (O.R.B. 710,  
 PG. 101)

(O.R.B. 1536,  
 PG. 1754)

SW VILLAGE  
 BLVD.

20' FPL (PART 1)  
 (O.R.B. 767,  
 PG. 2676)

20' FPL (PART 2)  
 (O.R.B. 767,  
 PG. 2676)

CROSTOWN  
 PARKWAY

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

**CDD 2  
 SKETCH AND DESCRIPTION**

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.



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

Drawn: SWM Date: 2/18/21 Data File: ~~~~  
 Check: GAR P.C.: ~~~~ Field Book: ~~~~

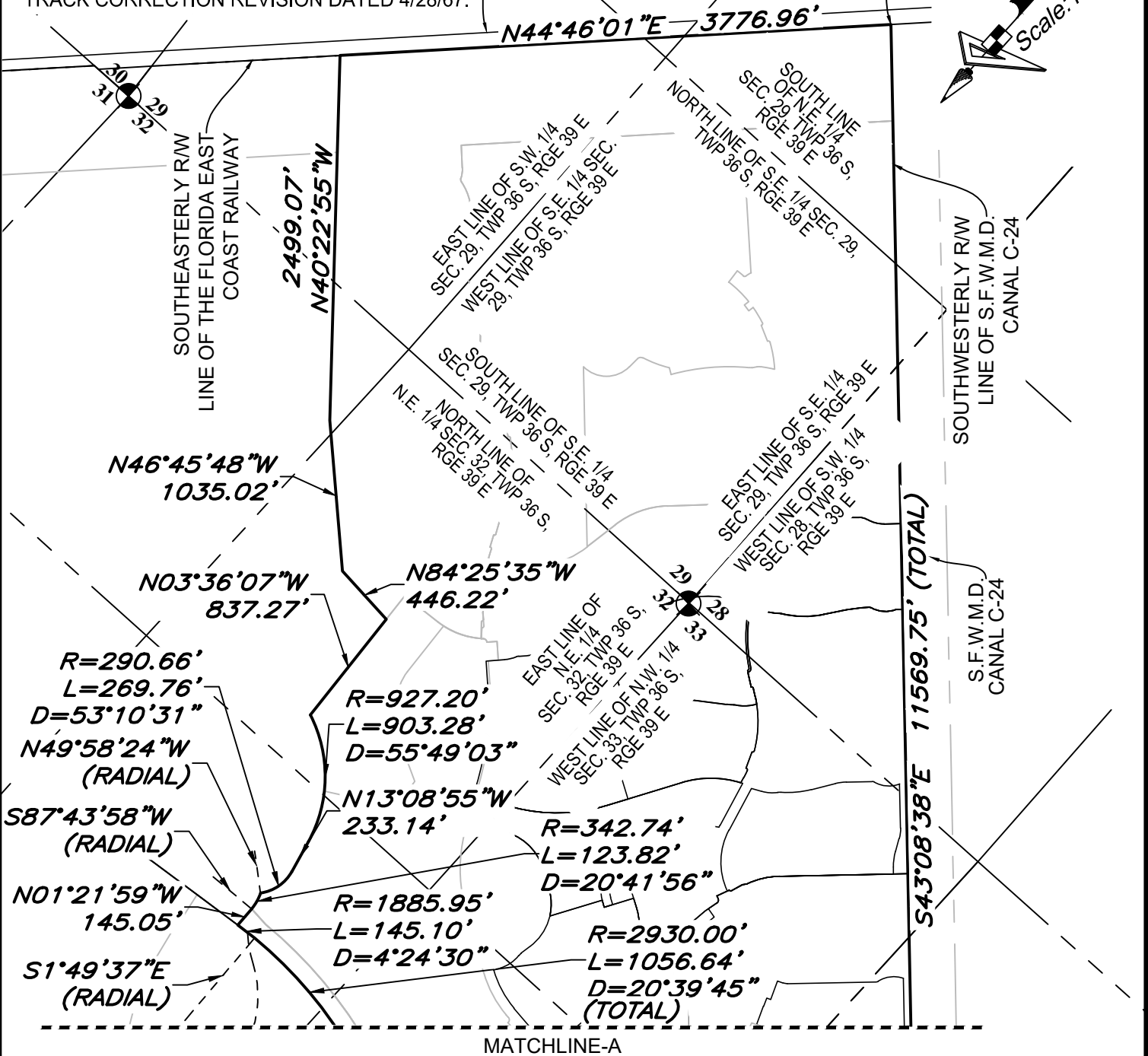
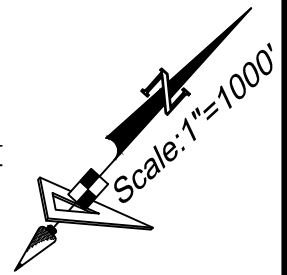
Sheet No. 3 of 5 Sheets

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

Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E Job #: S&D\_CDD2

FLORIDA EAST COAST RAILWAY  
 "FORT PIERCE CUT-OFF" TRACK  
 AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7  
 DATED FEBRUARY 1, 1950 WITH  
 TRACK CORRECTION REVISION DATED 4/28/67.

P.O.B.



**CDD 2  
 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

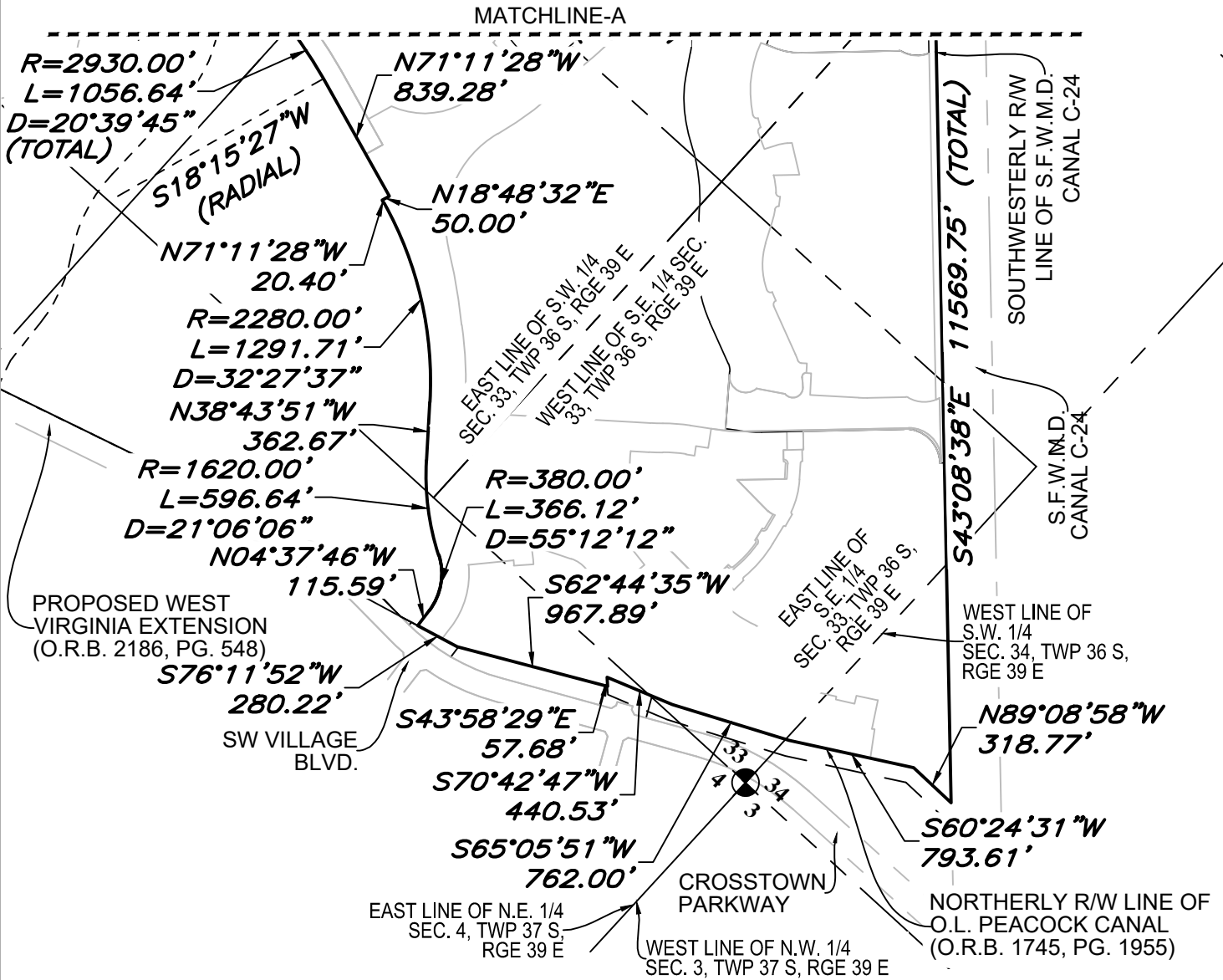
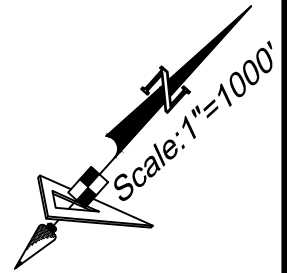
Drawn: SWM	Date: 2/18/21	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~

Sheet No. 4 of 5 Sheets

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

Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E    Job #: S&D\_CDD2

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARIES\S&D\_CDD2.DWG    PLOTTED BY: SERGIO MACHADO    ON: 2/22/2021 3:33 PM    LAST SAVED BY: SERGIOM    ON: 2/22/2021 3:33 PM




**CDD 2  
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: 2/18/21	Data File: ~~~~
Check: GAR	P.C.: ~~~	Field Book: ~~~~

Sheet No. 5 of 5 Sheets

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

Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E    Job #: S&D\_CDD2

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES&S.D\_CDD2.DWG    PLOTTED BY: SERGIO MACHADO    ON: 2/22/2021 3:33 PM    LAST SAVED BY: SERGIOM    ON: 2/22/2021 3:33 PM



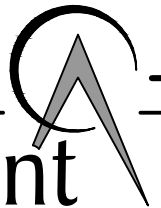
**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 32 AND 33, 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 NUMBER 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" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK 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 4810.96 FEET; THENCE S.45°13'59" E., A DISTANCE OF 5903.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1885.20 FEET, AND A RADIAL BEARING OF S.06°14'12" E. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'36", A DISTANCE OF 145.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.02°24'18" E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A NON-TANGENT INTERSECTION; THENCE S.71°11'28" E., A DISTANCE OF 839.28 FEET; THENCE S.18°48'32" W., A DISTANCE OF 50.00 FEET; THENCE S.71°11'28" E., A DISTANCE OF 20.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE S.38°43'51" E., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; THENCE S.04°37'46" E., A DISTANCE OF 115.59 FEET; THENCE S.76°11'52" W., A DISTANCE OF 119.74 FEET; THENCE N.86°26'39" W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.74°00'26" W., A DISTANCE OF 4444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A NON-TANGENT INTERSECTION; THENCE N.15°59'34" W., A DISTANCE OF 1409.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE N.01°37'10" E., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE N.84°38'39" E., A DISTANCE OF 733.31 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 13,949,567 SQUARE FEET OR 320.238 ACRES, MORE OR LESS.

**CDD 3  
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
				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.	
				_____ <b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: SWM    Date: 2/17/21    Data File: ~~~~ Check: GAR    P.C.: ~~~~    Field Book: ~~~~		4152 W. Blue Heron Blvd.    Phone: (561) 444-2720 Suite 105    www.geopointsurvey.com Riviera Beach, FL 33404    Licensed Business Number LB 7768		Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E    Job #: S&D_CDD3	

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:30 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:30 PM

**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" SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACK CORRECTION REVISION DATED 4/28/67.

S.F.W.M.D. CANAL C-24

EAST LINE OF SEC. 30, TWP 36 S, RGE 39 E

NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

S 44°46'01" W  
4810.96'

S 45°13'59" E  
5903.19'

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.

SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

GLADES CUT-OFF ROAD

40' PSLUSD (O.R.B. 3933, PG. 1908)

P.U.D. G

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

20' FPL (O.R.B. 767, PG. 2676)

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

WEST LINE OF S.W. 1/4 SEC. 33, TWP 36 S, RGE 39 E

PROPOSED 80' R/W

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

P.O.B.

SOUTH LINE OF S.W. 1/4 SEC. 33, TWP 36 S, RGE 39 E

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

NORTH LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

NOTE: (SEE SHEET 3 FOR SKETCH)

NORTH LINE OF N.W. 1/4 SEC. 4, TWP 37 S, RGE 39 E

10' FPL (O.R.B. 710, PG. 101)

SW VILLAGE BLVD.

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

(O.R.B. 1536, PG. 1754)

EAST LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

WEST LINE OF N.W. 1/4 SEC. 4, TWP 37 S, RGE 39 E

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

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

CROSTOWN PARKWAY

**CDD 3 SKETCH AND DESCRIPTION**

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.



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

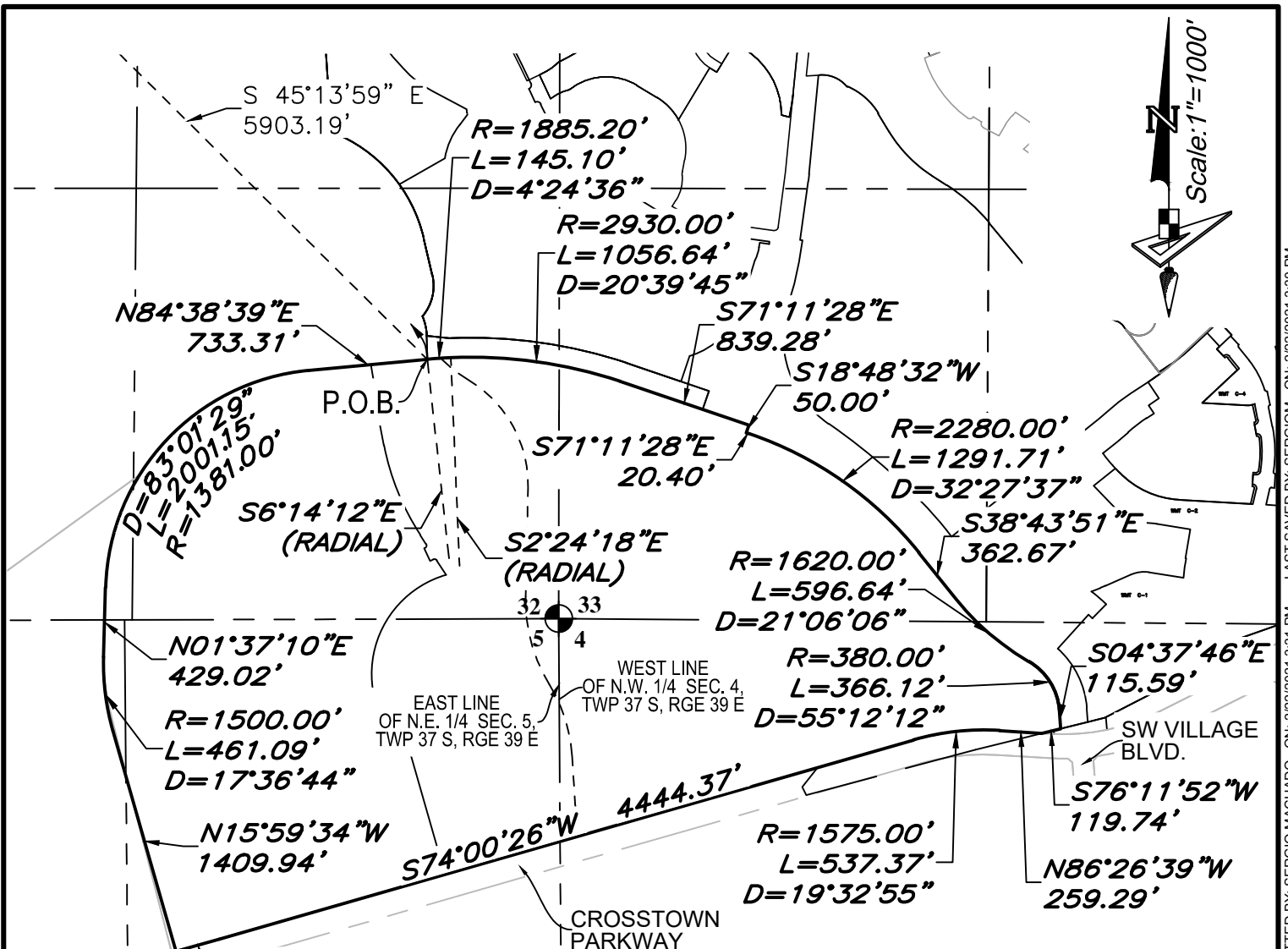
Drawn: SWM Date: 2/17/21 Data File: ~~~~  
Check: GAR P.C.: ~~~~ Field Book: ~~~~

Sheet No. 2 of 3 Sheets

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

Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E Job #: S&D\_CDD3

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:30 PM



**LEGEND**

- P.O.B. -- Point of Beginning
- O.S.T. -- Open Space Tract
- O.R.B. -- Official Records Book
- PG(s) -- Page(s)
- R/W -- Right-of-Way
- R -- Radius
- L -- Arc Length
- D -- Delta-Central Angle
- P.U.D. -- Planned Unit Development
- PSLUSD -- Port St. Lucie Utility Services Department
- FPL -- Florida Power & Light
- Sec.-Twn.-Rng. -- Section-Township-Range
- S.F.W.M.D. -- South Florida Water Management District
- 30 29  
31 32 -- Section Corner

**CDD 3  
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: 2/17/21	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 29, 30, 31, AND 32, 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 NUMBER 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" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK 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 3776.32 FEET TO THE **POINT OF BEGINNING**; THENCE S.40°22'55" E., A DISTANCE OF 2499.07 FEET; THENCE S.46°45'48" E., A DISTANCE OF 1035.02 FEET; THENCE S.84°25'35" E., A DISTANCE OF 446.22 FEET; THENCE S.03°36'07" E., A DISTANCE OF 837.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 927.20 FEET, AND A RADIAL BEARING OF S.21°02'02" W. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°49'03", A DISTANCE OF 903.28 FEET TO A POINT OF TANGENCY; THENCE S.13°08'55" E., A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 290.66 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 342.74 FEET, AND A RADIAL BEARING OF S.67°02'02" W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A NON-TANGENT INTERSECTION; THENCE S.01°21'59" E., A DISTANCE OF 145.05 FEET; THENCE S.84°38'39" W., A DISTANCE OF 348.46 FEET; THENCE S.84°38'39" W., A DISTANCE OF 384.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE S.01°37'10" W., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**CDD 4  
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
				<b>SURVEYOR'S CERTIFICATE</b> 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.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: SWM		Date: 2/17/21		Data File: ~~~~	
Check: GAR		P.C.: ~~~		Field Book: ~~~~	
Sections: 5 & 6 Twn. 37S Rng. 39E / 29, 30, 31 & 32 Twn. 36S Rng. 39E Job #: S&D_CDD4					

GeoPoint

Surveying, Inc.

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


DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD4.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 4:17 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 4:17 PM

CONTINUED FROM SHEET 1

THENCE S.15°59'34" E., A DISTANCE OF 1409.94 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.15°17'24" W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'16", A DISTANCE OF 3868.39 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.84°34'10" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40" W., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF TANGENCY; THENCE N.01°58'48" W., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2038.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A NON-TANGENT INTERSECTION AND 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 2206.67 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°40'25" E., ALONG SAID NORTH LINE, A DISTANCE OF 312.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N.04°13'20" W., ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 258.80 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 1292.56 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 34,514,556 SQUARE FEET OR 792.345 ACRES, MORE OR LESS.

### LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- P.U.D.* -- Planned Unit Development
- PSLUSD* -- Port St. Lucie Utility Services Department
- FPL* -- Florida Power & Light
- Sec.-Twn.-Rng.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

### **CDD 4 SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING							
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>							
				<div style="text-align: center;"> <h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p> <p style="font-size: small; margin: 5px 0 0 0;">4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p style="font-size: small; margin: 0 0 0 150px;">Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Drawn: SWM</td> <td>Date: 2/17/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ~~~~</td> <td>Field Book: ~~~~</td> </tr> </table> <p style="font-size: x-small; margin: 5px 0 0 0;">Sections: 5 &amp; 6 Twn. 37S Rng. 39E / 29, 30, 31 &amp; 32 Twn. 36S Rng. 39E    Job #: S&amp;D_CDD4</p> </div>		Drawn: SWM	Date: 2/17/21	Data File: ~~~~	Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Drawn: SWM	Date: 2/17/21	Data File: ~~~~									
Check: GAR	P.C.: ~~~~	Field Book: ~~~~									
<b>Sheet No. 2 of 5 Sheets</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER							

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD4.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 4:17 PM LAST SAVED BY: SERGIO ON: 2/22/2021 4:17 PM

**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"

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

S.F.W.M.D. CANAL C-24

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACK CORRECTION REVISION DATED 4/28/67.

P.O.B.

EAST LINE OF SEC. 30, TWP 36 S, RGE 39 E

NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

S 44°46'01" W  
3776.32'

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.

SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

GLADES CUT-OFF ROAD

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

40' PSLUSD (O.R.B. 3933, PG. 1908)

200' FPL (O.R.B. 767, PG. 2676)

PROPOSED 80' R/W

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

10' FPL (O.R.B. 710, PG. 101)

**NOTE: (SEE SHEETS 4 & 5 FOR SKETCH)**

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

(O.R.B. 1536, PG. 1754)

STATE ROAD S-609 (RANGE LINE ROAD)

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

CROSTOWN PARKWAY

**CDD 4 SKETCH AND DESCRIPTION**

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.



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

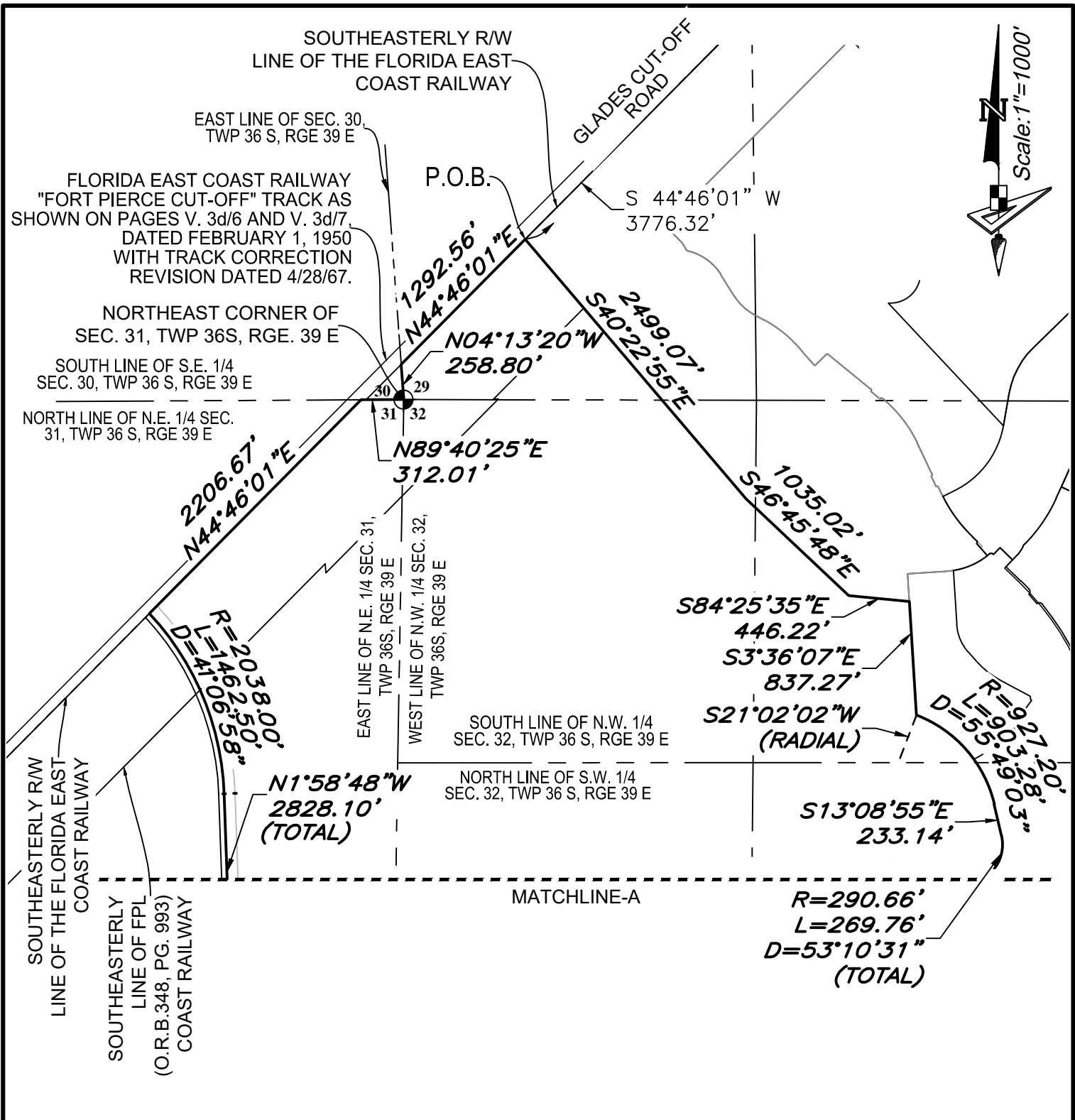
Drawn: SWM Date: 2/17/21 Data File: ~~~~  
Check: GAR P.C.: ~~~ Field Book: ~~~~

Sheet No. 3 of 5 Sheets

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

Sections: 5 & 6 Twn. 37S Rng. 39E / 29, 30, 31 & 32 Twn. 36S Rng. 39E Job #: S&D\_CDD4

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD4.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 4:17 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 4:17 PM



**CDD 4  
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

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



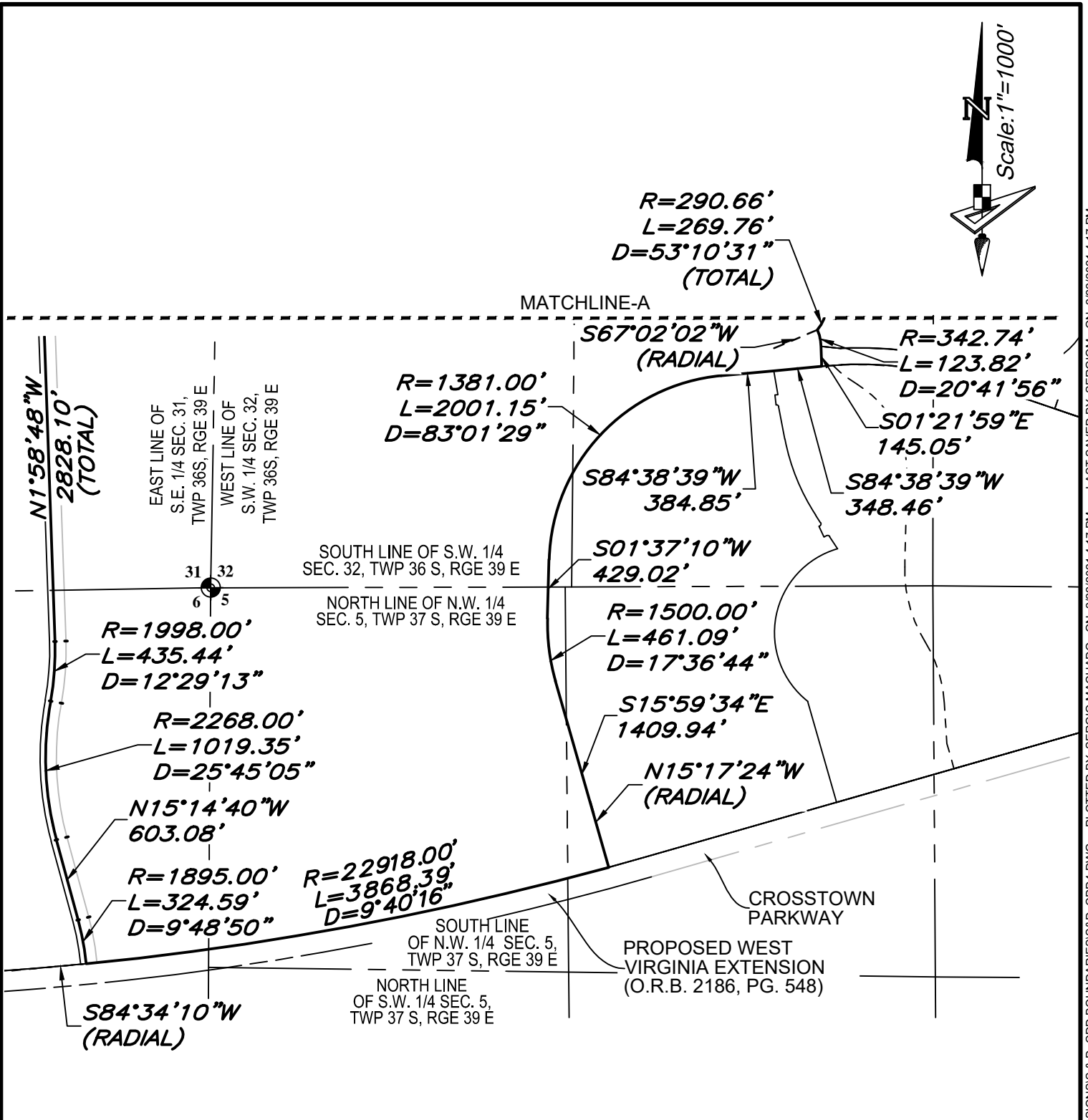
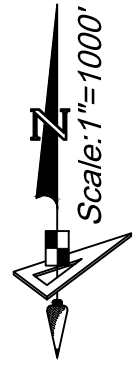
**GeoPoint**  
Surveying, Inc.

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: 2/17/21	Data File: ~~~~
Check: GAR	P.C.: ~~~	Field Book: ~~~~

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D\_CDD BOUNDARIES\S&D\_CDD4.DWG    PLOTTED BY: SERGIO MACHADO    ON: 2/22/2021 4:17 PM    LAST SAVED BY: SERGIOM    ON: 2/22/2021 4:17 PM




**CDD 4  
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: 2/17/21	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~

Sheet No. 5 of 5 Sheets

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

Sections: 5 & 6 Twn. 37S Rng. 39E / 29, 30, 31 & 32 Twn. 36S Rng. 39E Job #: S&D\_CDD4

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD4.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 4:17 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 4:17 PM



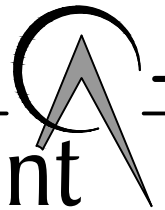
**DESCRIPTION:**

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				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
1	5/5/21	SKETCH DIRECTION CALLS SE CORNER	GAR	<b>SURVEYOR'S CERTIFICATE</b> 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.	
				_____ <b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Sheet No. 1 of 4 Sheets				Drawn: SWM Check: GAR	Date: 1/27/21 P.C.: ~~~~
Job #: S&D_CDD5				Data File: ~~~~~ Field Book: ~~~~~	


DWG NAME: W:\IVRANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG PLOTTED BY: GARY RAGER ON: 5/5/2021 1:46 PM LAST SAVED BY: GARY RAGER ON: 5/5/2021 1:44 PM

CONTINUED FROM SHEET 1

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.

### LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- FPL* -- Florida Power & Light
- Sec.-Twp.-Rge.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

### **CDD 5 SKETCH AND DESCRIPTION**

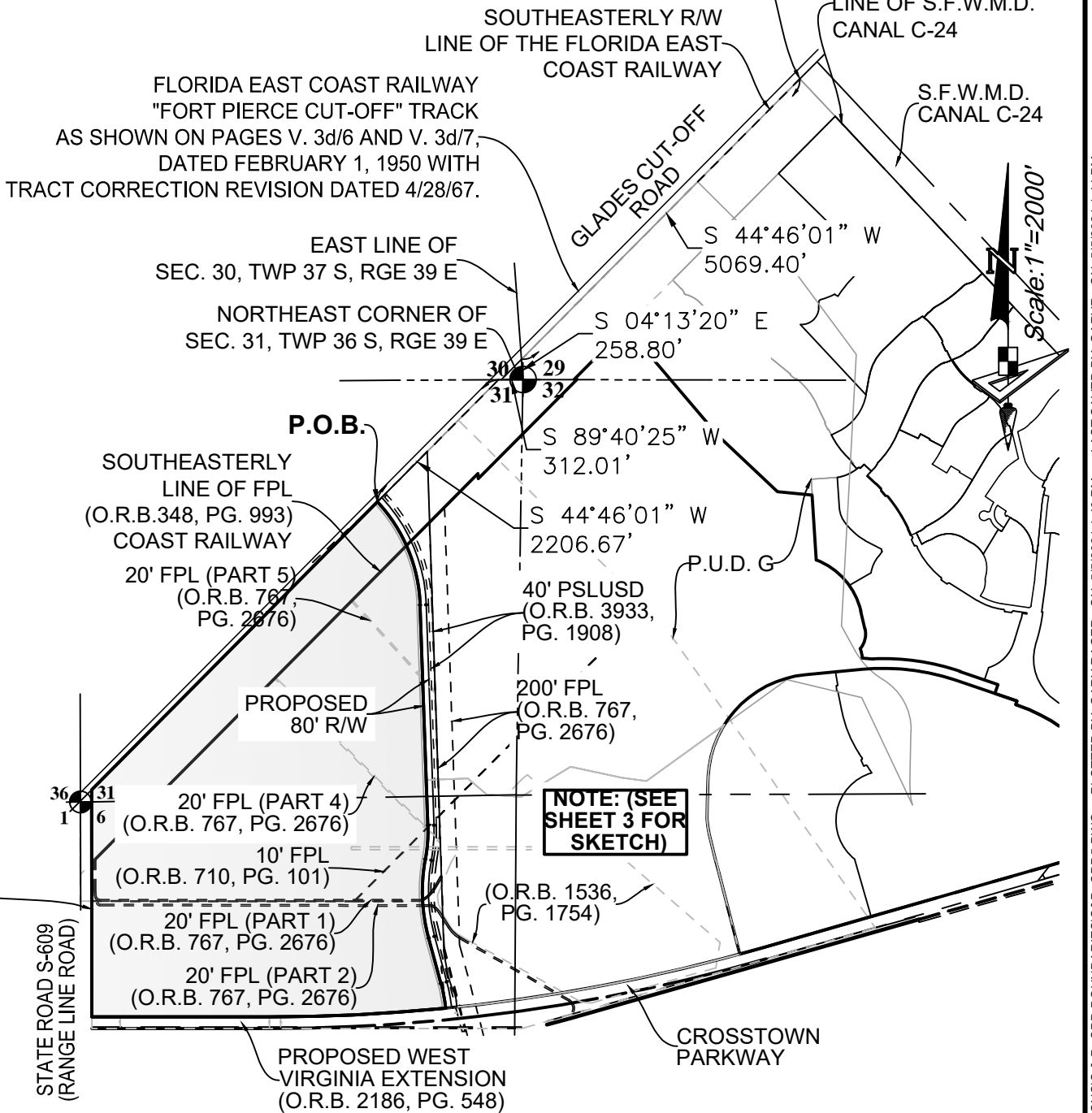


REVISIONS				Prepared For: COTLEUR AND HEARING							
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>							
				<div style="text-align: center;"> <h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p> <p style="font-size: small; margin: 5px 0 0 0;">4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p style="font-size: small; margin: 0 0 0 150px;">Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Drawn: SWM</td> <td>Date: 1/27/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ~~~~</td> <td>Field Book: ~~~~</td> </tr> </table>		Drawn: SWM	Date: 1/27/21	Data File: ~~~~	Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Drawn: SWM	Date: 1/27/21	Data File: ~~~~									
Check: GAR	P.C.: ~~~~	Field Book: ~~~~									
Sheet No. 2 of 4 Sheets				<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>							
				<small>Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E      Job #: S&amp;D_CDD5</small>							

DWG NAME: W:\IVRANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG PLOTTED BY: GARY RAGER ON: 5/5/2021 1:46 PM LAST SAVED BY: GARYR ON: 5/5/2021 1:44 PM

**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

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

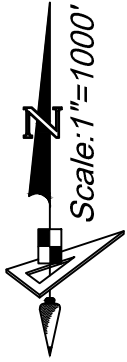


**GeoPoint**  
Surveying, Inc.

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

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

Drawn: 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.

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

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

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

S46°54'14"W (RADIAL)

P.O.B.

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

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"

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

Sheet No. 4 of 4 Sheets

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

Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: S&D\_CDD5

DWG NAME: W:\IVRANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES\S&D\_CDD5.DWG PLOTTED BY: GARY RAGER ON: 5/5/2021 1:46 PM LAST SAVED BY: GARYR ON: 5/5/2021 1:44 PM

**COMPOSITE EXHIBIT B-1**

**WRITTEN CONSENTS OF THE LANDOWNERS OF THE  
AFFECTED PROPERTIES TO THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL  
BOUNDARIES OF THE PETITIONING DISTRICTS**

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF VERANO #2, VERANO #3, VERANO #4, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICTS**

**KLP Crosstown LLC**, a Florida limited liability company (“Landowner”), hereby certifies that it is the owner of portions of the real property (collectively such portions the “Property”) that is currently located within the external boundaries of one or more of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District (collectively, the “Petitioning Districts”). The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (“Verano Center”), and Verano #1 Community Development District (“Verano #1” and, together with Verano Center and the Petitioning Districts, the “Verano Districts”), comprise a single functionally interrelated mixed-use development of regional impact known as “Verano.”

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Petitioning Districts (“Consolidated Petition”) will be submitted by the Landowner and other owners of real property within the Petitioning Districts in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Petitioning Districts and added to the external boundaries of another Petitioning District, all as set forth in the Consolidated Petition; and

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

2. The Landowner hereby:

(a) Consents to the Boundary Amendments as set forth in the Consolidated Petition, including any removal of portions of the Property from the external boundaries of one of the Petitioning Districts and any addition of portions of the Property to the external boundaries of another Petitioning District, so long as all of the Property will continue to remain within the external boundaries of a Petitioning District as one of the Verano Districts;

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

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

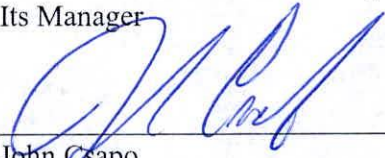
IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

**LANDOWNER:**


**KLP CROSSTOWN LLC**

A Florida limited liability company

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

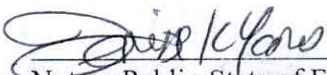
By:   
John Csapo  
Authorized Signatory

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of KLP CROSSTOWN LLC, a Florida limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public-State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF VERANO #2, VERANO #3, VERANO #4, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICTS**

**Verano Development LLC**, a Delaware limited liability company (“Landowner”), hereby certifies that it is the owner of portions of the real property (collectively such portions the “Property”) that is currently located within the external boundaries of one or more of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District (collectively, the “Petitioning Districts”). The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (“Verano Center”), and Verano #1 Community Development District (“Verano #1” and, together with Verano Center and the Petitioning Districts, the “Verano Districts”), comprise a single functionally interrelated mixed-use development of regional impact known as “Verano.”

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Petitioning Districts (“Consolidated Petition”) will be submitted by the Landowner and other owners of real property within the Petitioning Districts in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Petitioning Districts and added to the external boundaries of another Petitioning District, all as set forth in the Consolidated Petition; and

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

2. The Landowner hereby:

(a) Consents to the Boundary Amendments as set forth in the Consolidated Petition, including any removal of portions of the Property from the external boundaries of one of the Petitioning Districts and any addition of portions of the Property to the external boundaries of another Petitioning District, so long as all of the Property will continue to remain within the external boundaries of a Petitioning District as one of the Verano Districts;

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

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

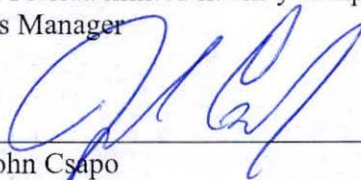


IN WITNESS WHEREOF, the undersigned has executed this Consent on behalf of the Landowner as of the date set forth below.

LANDOWNER:

VERANO DEVELOPMENT LLC

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

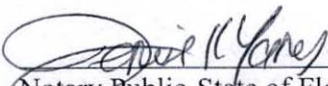
By:   
John Csapo  
Authorized Signatory

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of VERANO DEVELOPMENT LLC, a Delaware limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public-State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April, 17, 2023

**WRITTEN CONSENT OF LANDOWNER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF VERANO #2, VERANO #3, VERANO #4, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICTS**

**PSL Commercial Holding LLC**, a Delaware limited liability company (“Landowner”), hereby certifies that it is the owner of portions of the real property (collectively such portions the “Property”) that is currently located within the external boundaries of one or more of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District (collectively, the “Petitioning Districts”). The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (“Verano Center”), and Verano #1 Community Development District (“Verano #1” and, together with Verano Center and the Petitioning Districts, the “Verano Districts”), **comprise** a single functionally interrelated mixed-use development of regional impact known as “Verano.”

1. The Landowner understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Petitioning Districts (“Consolidated Petition”) will be submitted by the Landowner and other owners of real property within the Petitioning Districts in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Petitioning Districts and added to the external boundaries of another Petitioning District, all as set forth in the Consolidated Petition; and

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

2. The Landowner hereby:

(a) Consents to the Boundary Amendments as set forth in the Consolidated Petition, including any removal of portions of the Property from the external boundaries of one of the Petitioning Districts and any addition of portions of the Property to the external boundaries of another Petitioning District, so long as all of the Property will continue to remain within the external boundaries of a Petitioning District as one of the Verano Districts;

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

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

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

**LANDOWNER:**

**PSL COMMERCIAL HOLDING LLC**

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

By: [Signature]  
John Csapo  
Authorized Signatory

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of Feb, 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of PSL COMMERCIAL HOLDING LLC, a Delaware limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



[Signature]  
Notary Public-State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023

**EXHIBIT B-2**

**WRITTEN CONSENT OF THE CONTRACT PURCHASER  
OF THE AFFECTED PROPERTIES TO THE PROPOSED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL  
BOUNDARIES OF THE PETITIONING DISTRICTS**

**WRITTEN CONSENT OF CONTRACT PURCHASER OF PROPERTY AFFECTED BY PROPOSED EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF VERANO #2, VERANO #3, VERANO #4, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICTS**

**DK Central Park LLC**, a Florida limited liability company (“Contract Purchaser”), hereby certifies that it is the contract purchaser from Verano Development LLC, a Delaware limited liability company (“Landowner”), of a portion of the real property (such portion the “Property”) that is currently located within the external boundaries of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District (collectively, the “Petitioning Districts”) and is currently owned by the Landowner and others (collectively, the “Landowners”). The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (“Verano Center”), and Verano #1 Community Development District (“Verano #1” and, together with Verano Center and the Petitioning Districts, the “Verano Districts”), comprise a single functionally interrelated mixed-use development of regional impact known as “Verano.”

1. The Contract Purchaser understands and acknowledges that:

(a) A Consolidated Petition to expand and contract the external boundaries of the Petitioning Districts (“Consolidated Petition”) will be submitted by the Landowners in accordance with the provisions of Chapter 190, Florida Statutes (collectively such boundary changes the “Boundary Amendments”);

(b) The Boundary Amendments include all or portions of the Property, and each such portion of the Property may be removed from the external boundaries of one of the Petitioning Districts and added to the external boundaries of another Petitioning District, all as set forth in the Consolidated Petition; and

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

2. To the extent such consent may be required, the Contract Purchaser hereby:

(a) Consents to the Boundary Amendments as set forth in the Consolidated Petition, including any removal of portions of the Property from the external boundaries of one of the Petitioning Districts and any addition of portions of the Property to the external boundaries of another Petitioning District, so long as all of the Property will continue to remain within the external boundaries of a Petitioning District as one of the Verano Districts;

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



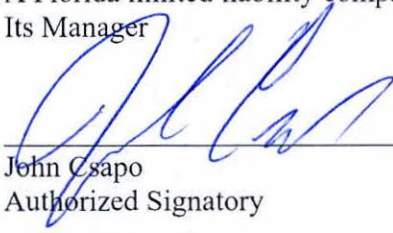
(c) Represents and warrants that all actions have been taken and all consents obtained as necessary to duly authorize the execution of this consent and joinder.

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

**CONTRACT PURCHASER:**

**DK CENTRAL PARK LLC**

By: THE KOLTER GROUP LLC,  
A Florida limited liability company.  
Its Manager

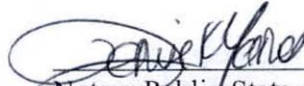
By:   
\_\_\_\_\_  
John Csapo  
Authorized Signatory

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of Feb., 2021, by John Csapo, as Authorized Signatory for The Kolter Group LLC, Manager of DK CENTRAL PARK LLC, a Florida limited liability company, and who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
\_\_\_\_\_  
Notary Public - State of Florida  
Print Name: Denise Yanes  
My Comm'n Exp.: April 17, 2023

**EXHIBIT C**

**STATEMENT OF ESTIMATED REGULATORY COSTS OF THE  
PROPOSED EXPANSIONS AND CONTRACTIONS OF THE  
EXTERNAL BOUNDARIES OF THE PETITIONING DISTRICTS**

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to expand and contract the boundaries of the **Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District** (the “Districts”). The Districts currently comprises approximately 2,573.99 gross acres of land located within the City of Port St. Lucie (the “City”), Florida. The Districts desires to expand and contract the boundaries of the Districts, the net result of the expansion and contract is no change in the total acreage within the Districts. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes as follows:

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

### 1.2 Overview of the Districts

The Districts is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the properties within the District.

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

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Districts. The scope of this SERC is limited to evaluating the consequences of approving the proposal to expand and contract the boundaries of Districts.



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

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

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

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

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

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

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

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

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

---

<sup>1</sup> For the purposes of this SERC, the term “agency” means the City and the term “rule” means the ordinance(s) which the City will enact in connection with the creation of the District.

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

It is unlikely the expansion and contraction of the Districts will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the development plan for the Districts has not changed. The total area within the Districts' boundaries is not changing and would continue to be under the jurisdiction of the Districts.

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

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

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion and contraction of the District boundaries. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general purpose government will be offset by the filing fee required under 190.005 (1), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the Districts are required to file with the State and its various entities, which the Districts are currently filing. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the Districts' reports are not increasing, because the Districts are currently filing the various reports. Additionally, pursuant to section 169.412, Florida Statutes, the Districts, must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

**City of Port St. Lucie**

The proposed land for the expansion and contracted area is located within the City. The City and its staff may process and analyze the petition, conduct public hearings with respect to the petition, and vote upon the petition to expand and contract the District boundaries. These activities will absorb some resources.

These costs to the City are modest for a number of reasons. First, review of the petition to expand and contract the Districts boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to expand and contract the District boundaries of a community development district.

The annual costs to the City because of the expansion and contraction of the Districts' boundaries are also minimal. The Districts are independent units of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

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

Adoption of the proposed rule will have no negative impact on State and local revenues. The Districts are independent units of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

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

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

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

Current and prospective future landowners in the Districts may be required to pay non-ad valorem assessments levied by the Districts to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the Districts may also impose a non-ad valorem assessment to fund the operations and maintenance of the Districts and its facilities and services.

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

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. The Districts are an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive,

than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

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

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

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

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

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

## **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, Florida Statutes.**

There will be no impact on small businesses because of the expansion and contraction of the Districts' boundaries. If anything, the impact may be positive. This is because the Districts must competitively bid its contracts. This affords small businesses the opportunity to bid on District work.

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

## **7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

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

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:  
Governmental Management Services - South Florida, LLC  
February 5, 2021*

**EXHIBIT D**

**JOINT RESOLUTION OF THE PETITIONING DISTRICT BOARDS AUTHORIZING  
(A) THE PROPOSED EXPANSIONS AND CONTRACTIONS OF THE PETITIONING  
DISTRICTS, (B) JOINDER IN THE CONSOLIDATED PETITION FOR APPROVAL,  
(C) SUBMISSION TO THE CITY OF THE CONSOLIDATED PETITION, AND  
(D) EXECUTION OF ASSIGNMENT AND ASSUMPTION AGREEMENTS**

**JOINT RESOLUTION No. 2021-04 (Verano #2), No. 2021-03 (Verano #3),  
No. 2021-03 (Verano #4), and No. 2021-04 (Verano #5)**

**A JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, VERANO #4 COMMUNITY DEVELOPMENT DISTRICT, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF THE DISTRICTS; AUTHORIZING JOINING IN THE PREPARATION AND EXECUTION OF A CONSOLIDATED PETITION TO THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, SEEKING SUCH EXPANSIONS AND CONTRACTIONS; AUTHORIZING JOINING IN THE SUBMISSION OF THE PETITION; AUTHORIZING EXECUTION OF ASSIGNMENT AND ASSUMPTION AGREEMENTS RELATING TO PROPERTY THAT, AS A RESULT OF THE EXPANSIONS AND CONTRACTIONS, WILL BE RELOCATED FROM THE BOUNDARIES OF ONE DISTRICT TO THE BOUNDARIES OF ANOTHER DISTRICT; AUTHORIZING OFFICERS TO TAKE ACTIONS IN CONNECTION WITH THE CONSOLIDATED PETITION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARDS OF SUPERVISORS OF VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, VERANO #4 COMMUNITY DEVELOPMENT DISTRICT, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS.** The Boards of Supervisors (“Boards”) of Verano #2 Community Development District (“Verano #2”), Verano #3 Community Development District (“Verano #3”), Verano #4 Community Development District (Verano #4), and Verano #5 Community Development District (“Verano #5” and, together with Verano #2, Verano #3, and Verano #4, the “Petitioning Districts”) are authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes (“Act”), and other applicable law.

**SECTION 2. FINDINGS.**

A. Except as otherwise defined herein, all capitalized terms used in this Resolution shall have the meanings set forth in (i) the Consolidated Petition to Expand and Contract the External Boundaries of the Petitioning Districts, a copy of which is attached as Exhibit I (“Consolidated Petition”), or (ii) the District Interlocal Agreement (defined below).

B. The Petitioning Districts were each established by ordinance of the City Council of the City of Port St. Lucie, Florida (“City”), enacted on April 25, 2005, as amended (collectively, the “Petition District Ordinances”).



C. The lands within the external boundaries of the Petitioning Districts, together with the lands within the external boundaries of Verano Center Community Development District (“Verano Center”) and Verano #1 Community Development District (“Verano #1” and, together with the Petitioning Districts, the “Verano Districts”), comprise a single functionally interrelated mixed-use development of regional impact known as “Verano.”

D. To facilitate the financing, construction, acquisition, operation, and maintenance of certain components of infrastructure within Verano (“Public Infrastructure”), the Verano Districts have entered into an Amended and Restated District Development Interlocal Agreement dated as of April 9, 2015, and recorded at Official Records Book 3733, Pages 2535-2556, of the Public Records of St. Lucie County, Florida, as supplemented (“District Interlocal Agreement”).

(i) The District Interlocal Agreement generally provides for coordinated financing of Public Infrastructure, and centralized administration, budgeting, and governance of maintenance and other operations, throughout the Verano project and across all of the Verano Districts.

(ii) Pursuant to the District Interlocal Agreement, and by Joint Resolution adopted April 18, 2019, each of the Verano CDDs has delegated to Verano #5, as the “Administration District,” among other things, the power and authority to implement all matters relating to the collection and enforcement of the infrastructure assessments and the operation and maintenance of the Public Infrastructure, including entering into contracts, levying and collecting non-ad valorem assessments, performing services, and otherwise taking all actions necessary or desirable with respect to the operation and maintenance of the Public Infrastructure.

E. KLP Crosstown LLC, Verano Development LLC, and PSL Commercial Holding LLC, the owners of 100 percent of the lands affected by the proposed modifications to the external boundaries of the Petitioning Districts as requested in the Consolidated Petition, have requested that the Petitioning Districts expand and contract their external boundaries as provided in such petition.

F. It is in the best interests of the Petitioning Districts and the current and future landowners and residents of those Districts that the external boundaries be amended as requested in the Consolidated Petition, and that the Petitioning Districts should join in submission of such petition.

G. Upon approval of the matters requested in the Consolidated Petition, the Petitioning Districts shall execute and deliver assignment and assumption agreements (“Assignment and Assumption Agreements”) by which:

(i) Each of the Petitioning Districts that is contracting shall assign, as an “Assigning District,” to the appropriate other Petitioning District that is undergoing a corresponding expansion, as an “Assuming District,” the Assigning District’s right to collect all non-ad valorem special assessments previously levied by the Assigning District upon the property that, as a result of the contraction of the external boundaries of the Assigning



District and the expansion of the external boundaries of the Assuming District, in the future will be located within the external boundaries of the Assuming District; and

(ii) The Assuming District shall assume from the Assigning District such Assigning District's right to collect all non-ad valorem special assessments previously levied by the Assigning District upon the property that, as a result of the expansion of the external boundaries of the Assuming District and the contraction of the external boundaries of the Assigning District, in the future will be located within the boundaries of the Assuming District.

H. In furtherance of the foregoing, the Boards should authorize (i) expanding and contracting the external boundaries of the Petitioning Districts in the manner set forth in the Consolidated Petition, (ii) joining in the preparation and execution of the Consolidated Petition, (iii) joining in submission of the Consolidated Petition to the City Council, and (iv) executing Assignment and Assumption Agreements as set forth in the Consolidated Petition.

**SECTION 3. AUTHORIZATION TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF THE PETITIONING DISTRICTS.** The Boards hereby authorize expansion and contraction of the external boundaries of the Petitioning Districts in the manner set forth in the Consolidated Petition.

**SECTION 4. AUTHORIZATION TO JOIN IN PREPARATION AND EXECUTION OF THE CONSOLIDATED PETITION.** The Boards hereby authorize joinder in the preparation and execution of the Consolidated Petition.

**SECTION 5. AUTHORIZATION TO JOIN IN SUBMISSION OF THE CONSOLIDATED PETITION TO THE CITY COUNCIL.** The Boards hereby authorize joinder in submission of the Consolidated Petition to the City Council for approval. The Chairmen or Vice-Chairmen of the Boards or their respective designees are hereby authorized and directed to cause the Consolidated Petition, and all documents and instruments required to be submitted with the Consolidated Petition pursuant to the Act, to be executed in substantially the form attached as Exhibit I to this Resolution, with such changes, insertions, modifications, and deletions as may be approved by the officers of the Petitioning Districts executing the same, in consultation with the Districts' District Manager, the General Counsel, and Bond Counsel.

**SECTION 6. AUTHORIZATION TO EXECUTE ASSIGNMENT AND ASSUMPTION AGREEMENTS.** The Boards hereby approve the assumption from each of the Assigning District of such Assigning District's obligation (a) to collect assessments levied on the property that is currently located within the boundaries of the Assigning District but, following the expansion of the external boundaries of the Assuming District and the contraction of the external boundaries of the Assigning District, will be relocated to within the boundaries of the Assuming District, and (b) to remit such assessments consistent with obligations set forth in the District Interlocal Agreement and any indenture related to bonds of the Verano Districts. Such assignment and assumption will be effective upon amendment of the boundaries of the respective Assigning District and Assuming District in the manner contemplated by this Resolution, provided, however, to effectuate and memorialize the foregoing, the Chairmen or Vice-Chairmen of the Assigning Districts

and the Assuming Districts or their respective designees are hereby authorized and directed to prepare and execute Assignment and Assumption Agreements, in such form and with such changes, insertions, modifications, and deletions as may be approved by the officer of the Petitioning District executing such instrument, in consultation with the District Manager, District Counsel, and Bond Counsel of such District.

**SECTION 7. AUTHORIZATION FOR ACTIONS.** The Chairman, Vice-Chairman, and Secretary of each of the Boards, and the District Manager, General Counsel, Bond Counsel, and other authorized officers of each of the Petitioning Districts, are authorized and directed to prepare, execute, and deliver all documents, instruments, and certificates and to take all actions and steps on behalf of the Petitioning Districts that are necessary or desirable in connection with the Consolidated Petition and its submission to the City Council for approval as authorized in this Resolution.

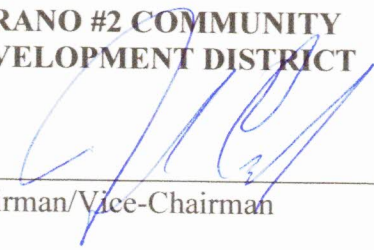
**SECTION 8. SEVERABILITY.** Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Boards of Supervisors of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District this 28<sup>th</sup> day of January, 2021.

[SEAL]

**VERANO #2 COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairman/Vice-Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary/Assistant Secretary

[SEAL]

ATTEST:

Secretary/Assistant Secretary

**VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice-Chairman

[SEAL]

ATTEST:

Secretary/Assistant Secretary

**VERANO #4 COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice-Chairman

[SEAL]

ATTEST:

Secretary/Assistant Secretary

**VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

Chairman/Vice-Chairman



**COMPOSITE EXHIBIT E**

**PROPOSED FORMS OF CITY ORDINANCES APPROVING THE REQUESTED  
EXPANSIONS AND CONTRACTIONS OF THE EXTERNAL BOUNDARIES OF  
THE PETITIONING DISTRICTS AND AMENDING THE PETITIONING  
DISTRICT ORDINANCES TO REFLECT THE NEW EXTERNAL BOUNDARIES**

ORDINANCE 21-\_\_\_\_

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 05-19 ENACTED ON APRIL 25, 2005, ESTABLISHING VERANO #2 COMMUNITY DEVELOPMENT DISTRICT (FORMERLY KNOWN AS MONTAGE RESERVE #2 COMMUNITY DEVELOPMENT DISTRICT), AS AMENDED BY ORDINANCE NO. 06-09 ENACTED ON FEBRUARY 13, 2006, AS FURTHER AMENDED BY ORDINANCE NO. 15-10 ENACTED ON FEBRUARY 23, 2015, AND AS FURTHER AMENDED BY ORDINANCE NO. 20-13 ENACTED FEBRUARY 24, 2020, IN ORDER TO EXPAND AND CONTRACT THE BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida (“City”); and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared by the City Council of the City (“City Council”) as follows:

a. On April 25, 2005, the City Council enacted Ordinance No. 05-19 (“Original Ordinance”) to establish the Montage Reserve #2 Community Development District (“Verano #2”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. On February 13, 2006, the City Council enacted Ordinance No. 06-09 (“First Amending Ordinance”) amending the Original Ordinance to change the name of Verano #2 to Verano #2 Community Development District.

c. On February 23, 2015, the City Council enacted Ordinance No. 15-10 (“Second Amending Ordinance”) expanding the boundaries of Verano #2.

d. On February 24, 2020, the City Council enacted Ordinance No. 20-13 (“Third Amending Ordinance”) further expanding the boundaries of Verano #2.

e. The external boundaries of Verano #2 currently contain approximately 884.512 acres of real property located entirely within the jurisdictional boundaries of the City.

f. Pursuant to Section 190.046(1) of the Act, the Boards of Supervisors of Verano #2 and of Verano #3 Community Development District (“Verano #3”), Verano #4 Community Development District (“Verano #4”), and Verano #5 Community Development District (“Verano #5” and, together with Verano #2, Verano #3, and Verano #4, the “Petitioning Districts”), have joined in submission of a consolidated petition (“Consolidated Petition”) to the City that, as important here, requests that the City (1) expand and contract the external boundaries of Verano #2 so that thereafter approximately 926.106 acres of real property will be located within such external boundaries, and (2) amend the Original Ordinance, as previously amended by the First Amending Ordinance, the Second Amending Ordinance, and the Third Amending Ordinance, to reflect the revised external boundaries of Verano #2.

g. All lands within Verano #2 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

h. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of Verano #2.

i. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements in the Consolidated Petition are true and correct;

(2) The proposed expansion and contraction of the external boundaries of Verano #2 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of Verano #2, or (B) in excess of 1,000 acres;

(3) No real property within the revised boundaries of Verano #2 as proposed in the Consolidated Petition will be excluded from Verano #2;

(4) The expansion and contraction of the external boundaries of Verano #2 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida’s comprehensive plan or of the City’s comprehensive plan;

(5) Following the proposed expansion and contraction of the external boundaries of Verano #2, the property comprising Verano #2 will be of sufficient

size, compactness, and contiguity to be developable as one functional interrelated community;

(6) Verano #2 is the best alternative available for delivering community development services and facilities to the area that, following the expansion and contraction proposed in the Consolidated Petition, will be served by Verano #2;

(7) The community development services and facilities of Verano #2 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by Verano #2 is amenable to separate special district government.

j. The City Council now desires to grant the request of Verano #2 by (1) expanding and contracting the boundaries of Verano #2 as set forth in the Consolidated Petition and (2) amending the Original Ordinance, as previously amended, in the manner set forth in this Ordinance.

**SECTION 3. GRANT OF CONSOLIDATED PETITION; AMENDMENT OF ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW BOUNDARIES OF VERANO #2.** The City hereby grants the request of Verano #2 as set forth in the Consolidated Petition and the Original Ordinance, as amended by the First Amending Ordinance, the Second Amending Ordinance, and the Third Amending Ordinance, is hereby further amended to expand and contract the external boundaries of Verano #2 by deleting Exhibit "A3" to the Third Amending Ordinance in its entirety and replacing it with Exhibit "A" attached to this Ordinance.

**SECTION 4. CONFLICTING PROVISIONS.** In the event this Ordinance conflicts with any other Ordinance of the City, this Ordinance shall govern, and all City ordinances, or parts thereof, in conflict with this Ordinance are hereby superseded and repealed by this Ordinance to the extent of such conflict.

**SECTION 5. SEVERABILITY AND INVALID PROVISIONS.** If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision hereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

**SECTION 6. FILING WITH THE DEPARTMENT OF STATE.** The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

**SECTION 7. EFFECTIVE DATE.** This Ordinance shall become effective ten (10) days after its final adoption.

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

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

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney



**ORDINANCE 21-\_\_\_\_\_**

**ORDINANCE EXHIBIT "A"**

**EXTERNAL BOUNDARIES OF VERANO #2  
COMMUNITY DEVELOPMENT DISTRICT**

ORDINANCE 21-\_\_\_\_

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 05-20 ENACTED ON APRIL 25, 2005, ESTABLISHING VERANO #3 COMMUNITY DEVELOPMENT DISTRICT (FORMERLY KNOWN AS MONTAGE RESERVE #3 COMMUNITY DEVELOPMENT DISTRICT), AS AMENDED BY ORDINANCE NO. 06-10 ENACTED ON FEBRUARY 13, 2006, IN ORDER TO EXPAND AND CONTRACT THE BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida (“City”); and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared by the City Council of the City (“City Council”) as follows:

a. On April 25, 2005, the City Council enacted Ordinance No. 05-20 (“Original Ordinance”) to establish the Montage Reserve #3 Community Development District (“Verano #3”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. On February 13, 2006, the City Council enacted Ordinance No. 06-10 (“Amending Ordinance”) amending the Original Ordinance to change the name of Verano #3 to Verano #3 Community Development District.

c. The external boundaries of the Verano #3 as initially established and as currently configured contain approximately 420.55 acres of real property located entirely within the jurisdictional boundaries of the City.

d. Pursuant to Section 190.046(1) of the Act, the Boards of Supervisors of Verano #3 and of Verano #2 Community Development District (“Verano #2”), Verano #4 Community Development District (“Verano #4”), and Verano #5 Community Development District (“Verano #5” and, together with Verano #2, Verano #3, and Verano #4, the Petitioning Districts), have joined in submission of a consolidated petition (“Consolidated Petition”) to the City that, as important here, requests that the City (1) expand and contract the external boundaries of Verano #3 so that thereafter

approximately 320.238 acres of real property will be located within such external boundaries, and (2) amend the Original Ordinance, as previously amended by the Amending Ordinance, to reflect the revised boundaries of Verano #3.

e. All lands within Verano #3 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

f. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of Verano #3.

g. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements in the Consolidated Petition are true and correct;

(2) The proposed expansion and contraction of the external boundaries of Verano #3 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of Verano #3, or (B) in excess of 1,000 acres;

(3) No real property within the revised boundaries of Verano #3 as proposed in the Consolidated Petition will be excluded from Verano #3;

(4) The expansion and contraction of the external boundaries of Verano #3 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(5) Following the proposed expansion and contraction of the external boundaries of Verano #3, the property comprising Verano #3 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) Verano #3 is the best alternative available for delivering community development services and facilities to the area that, following the expansion and contraction proposed in the Consolidated Petition, will be served by Verano #3;

(7) The community development services and facilities of Verano #3 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by Verano #3 is amenable to separate special district government.

j. The City Council now desires to grant the request of Verano #3 by (1) expanding and contracting the boundaries of Verano #3 as set forth in the Consolidated Petition and (2) amending the Original Ordinance, as previously amended, in the manner set forth in this Ordinance.

SECTION 3. GRANT OF CONSOLIDATED PETITION; AMENDMENT OF ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW BOUNDARIES OF VERANO #3. The City hereby grants the request of Verano #3 as set forth in the Consolidated Petition and the Original Ordinance, as amended by the Amending Ordinance, is hereby further amended to expand and contract the external boundaries of Verano #3 by deleting Exhibit "A" to the Original Ordinance in its entirety and replacing it with Exhibit "A" attached to this Ordinance.

SECTION 4. CONFLICTING PROVISIONS. In the event this Ordinance conflicts with any other Ordinance of the City, this Ordinance shall govern, and all City ordinances, or parts thereof, in conflict with this Ordinance are hereby superseded and repealed by this Ordinance to the extent of such conflict.

SECTION 5. SEVERABILITY AND INVALID PROVISIONS. If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision hereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

SECTION 6. FILING WITH THE DEPARTMENT OF STATE. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its final adoption.

*[Signatures on following page]*

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

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

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**ORDINANCE 21-\_\_\_\_\_**

**ORDINANCE EXHIBIT "A"**

**EXTERNAL BOUNDARIES OF VERANO #3  
COMMUNITY DEVELOPMENT DISTRICT**

ORDINANCE 21-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 05-21 ENACTED ON APRIL 25, 2005, ESTABLISHING VERANO #4 COMMUNITY DEVELOPMENT DISTRICT (FORMERLY KNOWN AS MONTAGE RESERVE #4 COMMUNITY DEVELOPMENT DISTRICT), AS AMENDED BY ORDINANCE NO. 06-11 ENACTED ON FEBRUARY 13, 2006, IN ORDER TO EXPAND AND CONTRACT THE BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida (“City”); and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared by the City Council of the City (“City Council”) as follows:

a. On April 25, 2005, the City Council enacted Ordinance No. 05-21 (“Original Ordinance”) to establish the Montage Reserve #4 Community Development District (“Verano #4”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. On February 13, 2006, the City Council enacted Ordinance No. 06-11 (“Amending Ordinance”) amending the Original Ordinance to change the name of Verano #4 to Verano #4 Community Development District.

c. The external boundaries of the Verano #4 as initially established and as currently configured contain approximately 729.93 acres of real property located entirely within the jurisdictional boundaries of the City.

d. Pursuant to Section 190.046(1) of the Act, the Boards of Supervisors of Verano #4 and of Verano #2 Community Development District (“Verano #2”), Verano #3 Community Development District (“Verano #3”), and Verano #5 Community Development District (“Verano #5” and, together with Verano #2, Verano #3, and Verano #4, the Petitioning Districts), have joined in submission of a consolidated petition (“Consolidated Petition”) to the City that, as important here, requests that the City (1) expand and contract the external boundaries of Verano #4 so that thereafter

approximately 792.345 acres of real property will be located within such external boundaries, and (2) amend the Original Ordinance, as previously amended by the Amending Ordinance, to reflect the revised boundaries of Verano #4.

e. All lands within Verano #4 as currently configured and as proposed for expansion and contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

f. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to expand and contract the boundaries of Verano #4.

g. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements in the Consolidated Petition are true and correct;

(2) The proposed expansion and contraction of the external boundaries of Verano #4 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of Verano #4, or (B) in excess of 1,000 acres;

(3) No real property within the revised boundaries of Verano #4 as proposed in the Consolidated Petition will be excluded from Verano #4;

(4) The expansion and contraction of the external boundaries of Verano #4 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(5) Following the proposed expansion and contraction of the external boundaries of Verano #4, the property comprising Verano #4 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) Verano #4 is the best alternative available for delivering community development services and facilities to the area that, following the expansion and contraction proposed in the Consolidated Petition, will be served by Verano #4;

(7) The community development services and facilities of Verano #4 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and



(8) The area that will be served by Verano #4 is amenable to separate special district government.

j. The City Council now desires to grant the request of Verano #4 by (1) expanding and contracting the boundaries of Verano #4 as set forth in the Consolidated Petition and (2) amending the Original Ordinance, as previously amended, in the manner set forth in this Ordinance.

SECTION 3. GRANT OF CONSOLIDATED PETITION; AMENDMENT OF ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW BOUNDARIES OF VERANO #4. The City hereby grants the request of Verano #4 as set forth in the Consolidated Petition and the Original Ordinance, as amended by the Amending Ordinance, is hereby further amended to expand and contract the external boundaries of Verano #4 by deleting Exhibit "A" to the Original Ordinance in its entirety and replacing it with Exhibit "A" attached to this Ordinance.

SECTION 4. CONFLICTING PROVISIONS. In the event this Ordinance conflicts with any other Ordinance of the City, this Ordinance shall govern, and all City ordinances, or parts thereof, in conflict with this Ordinance are hereby superseded and repealed by this Ordinance to the extent of such conflict.

SECTION 5. SEVERABILITY AND INVALID PROVISIONS. If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision hereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

SECTION 6. FILING WITH THE DEPARTMENT OF STATE. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its final adoption.

*[Signatures on following page]*

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

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

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**ORDINANCE 21-\_\_\_\_\_**

**ORDINANCE EXHIBIT "A"**

**EXTERNAL BOUNDARIES OF VERANO #4  
COMMUNITY DEVELOPMENT DISTRICT**

ORDINANCE 21-\_\_\_\_

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 05-22 ENACTED ON APRIL 25, 2005, ESTABLISHING VERANO #5 COMMUNITY DEVELOPMENT DISTRICT (FORMERLY KNOWN AS MONTAGE RESERVE #5 COMMUNITY DEVELOPMENT DISTRICT), AS AMENDED BY ORDINANCE NO. 06-12 ENACTED ON FEBRUARY 13, 2006, IN ORDER TO CONTRACT THE BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution; Chapter 166, Florida Statutes, as amended; Section 190.046(1), Florida Statutes; Section 1.01 of the Charter of the City of Port St. Lucie, Florida (“City”); and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared by the City Council of the City (“City Council”) as follows:

a. On April 25, 2005, the City Council enacted Ordinance No. 05-22 (“Original Ordinance”) to establish the Montage Reserve #5 Community Development District (“Verano #5”) as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), and other applicable law, including establishing its external boundaries, among other matters.

b. On February 13, 2006, the City Council enacted Ordinance No. 06-12 (“Amending Ordinance”) amending the Original Ordinance to change the name of Verano #5 to Verano #5 Community Development District.

c. The external boundaries of the Verano #5 as initially established and as currently configured contain approximately 539.00 acres of real property located entirely within the jurisdictional boundaries of the City.

d. Pursuant to Section 190.046(1) of the Act, the Boards of Supervisors of Verano #5 and of Verano #2 Community Development District (“Verano #2”), Verano #3 Community Development District (“Verano #3”), and Verano #4 Community Development District (“Verano #4” and, together with Verano #2, Verano #3, and Verano #5, the Petitioning Districts), have joined in submission of a consolidated petition (“Consolidated Petition”) to the City that, as important here, requests that the City (1) contract the external boundaries of Verano #5 so that thereafter approximately 486.228

acres of real property will be located within such external boundaries, and (2) amend the Original Ordinance, as previously amended by the Amending Ordinance, to reflect the revised boundaries of Verano #5.

e. All lands within Verano #5 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

f. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the boundaries of Verano #5.

g. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other matters, and hereby finds that:

(1) All statements in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of Verano #5 as set forth in the Consolidated Petition will not result in a cumulative net total addition that is either (A) greater than 50 percent of the acres initially located within the boundaries of Verano #5, or (B) in excess of 1,000 acres;

(3) No real property within the revised boundaries of Verano #5 as proposed in the Consolidated Petition will be excluded from Verano #5;

(4) The contraction of the external boundaries of Verano #5 as proposed in the Consolidated Petition will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(5) Following the proposed contraction of the external boundaries of Verano #5, the property comprising Verano #5 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) Verano #5 is the best alternative available for delivering community development services and facilities to the area that, following the contraction proposed in the Consolidated Petition, will be served by Verano #5;

(7) The community development services and facilities of Verano #5 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by Verano #5 is amenable to separate special district government.

j. The City Council now desires to grant the request of Verano #5 by (1) contracting the boundaries of Verano #5 as set forth in the Consolidated Petition and (2) amending the Original Ordinance, as previously amended, in the manner set forth in this Ordinance.

SECTION 3. GRANT OF CONSOLIDATED PETITION; AMENDMENT OF ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW BOUNDARIES OF VERANO #5. The City hereby grants the request of Verano #5 as set forth in the Consolidated Petition and the Original Ordinance, as amended by the Amending Ordinance, is hereby further amended to contract the external boundaries of Verano #5 by deleting Exhibit "A" to the Original Ordinance in its entirety and replacing it with Exhibit "A" attached to this Ordinance.

SECTION 4. CONFLICTING PROVISIONS. In the event this Ordinance conflicts with any other Ordinance of the City, this Ordinance shall govern, and all City ordinances, or parts thereof, in conflict with this Ordinance are hereby superseded and repealed by this Ordinance to the extent of such conflict.

SECTION 5. SEVERABILITY AND INVALID PROVISIONS. If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision hereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

SECTION 6. FILING WITH THE DEPARTMENT OF STATE. The Clerk be and is hereby directed forthwith to send a certified copy of this Ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida, 32304.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its final adoption.

*[Signatures on following page]*

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

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

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**ORDINANCE 21-\_\_\_\_\_**

**ORDINANCE EXHIBIT "A"**

**EXTERNAL BOUNDARIES OF VERANO #5  
COMMUNITY DEVELOPMENT DISTRICT**



Law Offices  
of  
**GONANO & HARRELL**  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS  
ATTORNEYS AND COUNSELORS AT LAW

DOUGLAS E. GONANO  
Board Certified Real Estate Lawyer  
email: dgonano@gh-law.com

ALEXZANDER D. GONANO  
email: agonano@gh-law.com

TD BANK BUILDING  
1600 South Federal Highway, Suite 200  
Fort Pierce, Florida 34950-5178  
Telephone (772) 464 - 1032  
Facsimile (772) 464 - 0282

DANIEL B. HARRELL  
Board Certified in Education Law  
email: dharrell@gh-law.com

**VIA ELECTRONIC TRANSMISSION ONLY**  
**[ehertz@cityofpsl.com](mailto:ehertz@cityofpsl.com)**

April 12, 2021

Ms. Elizabeth L. Hertz, Esquire  
Deputy City Attorney  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

Re: Consolidated Petition Pursuant to Section 190.046(1), Fla. Stat., to Expand and Contract the External Boundaries of Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District

Response to Staff Member Comments and Requests for Information

Dear Ms. Hertz:

This responds to the comments and requests for information that you and other City of Port St. Lucie staff members have posed through communications concerning the above Petition, including the matters addressed in your electronic mail message of April 7, 2021, at 1:16 p.m., copy enclosed for ease of reference.

1. Sketch showing existing and proposed District boundaries.

Enclosed is a sketch showing, with various cross-hatching, the areas that currently comprise the lands within the boundaries of the Districts (denoted as “previous CDD area” on the legend), and in color the areas that would comprise the lands within the proposed new boundaries of the Districts. The changes (expansions and contractions) are detailed in paragraph 6 on pp. 3-4 of the Petition.

2. Pod G plat and proposed District boundaries.

The boundary changes are presented as requested and consented to by all affected landowners as petitioners (see opening, paragraphs 1 and 11, and Exhibits B-1 and B-2 of the Petition). To the extent there may be minor variation from final Pod G boundaries and the proposed District boundaries, such variations will not affect development within Pod G nor the future functioning of the Districts.

3. Filing fees.

I have requested and will provide on receipt a check for the additional \$4,500.00 in fees that City staff members are requiring.

4. No change to timetable for and estimated costs of constructing proposed services.

As set forth in the Petition, the requested boundary changes will result in no change to the total land area within the external boundaries of all of the Verano Districts (see paragraph 7 on p. 4), and therefore no change in the construction timetable and estimated costs for such services because there is no change to the area to be served by those services (see paragraph 12 on p. 5). Enclosed is a copy of the Master Engineer's Report for the Public Infrastructure serving the Verano Districts, together with a copy of an Amended and Restated Supplemental Engineer's Report relating to such Public Infrastructure. As the Master Engineer's Report indicates (see at Section IV.B on p. 16), the actual improvements and estimated costs may vary, but any change would be the result of development amendments or modifications, all subject to approval by the City, and not the result of the boundary expansions and contractions proposed in the Petition.

5. No financial impact on landowners.

As noted in response 2 above, the boundary changes proposed in the Petition have been presented as requested and consented to by all affected landowners and will have no financial impact on those landowners. As explained in response 4 above, the Public Infrastructure that will serve all of the Verano Districts will not change as a result of the boundary expansions and contractions proposed in the Petition, and therefore assessments levied to fund the Public Infrastructure will not change as a result of the proposed boundary revisions.

Special assessments levied by the Verano Districts to fund Public Infrastructure serving the Verano development are allocated on a benefit basis that in turn is determined by the uses of the assessed parcels. See the enclosed Master Assessment Methodology for Public Infrastructure for the Verano Districts at Sections 1.2 and 1.5 on pp. 2 and 3. The cost of the Public Infrastructure is divided among benefitted parcels in proportion to the benefit received by each as a result of the Public Infrastructure, without regard to the Verano District in which an assessed parcel is located.

Therefore, as the petitioners have recognized, changing a parcel from one District to another will not change the Public Infrastructure special assessment on that parcel. The Petition makes clear that assessments will follow the properties without change, with the Petitioning Districts executing Assignment and Assumption Agreements to maintain continuity in the levy and collection of such assessments (see paragraph 18 on pp. 6-7).

6. No change in District infrastructure obligations.

To facilitate the financing, construction, acquisition, operation, and maintenance of community-wide infrastructure for the Verano development, and to better assure compliance with the development order pertaining to Verano as it relates to such Public Infrastructure, the Districts entered into an Amended and Restated District Interlocal Agreement, as supplemented by a First Supplement to Amended and Restated District Interlocal Agreement. Copies of the District Interlocal Agreement and First Supplement are enclosed. By sharing powers related to Public Infrastructure, each of the Districts likewise shares obligation and responsibility for the improvements, including responsibility to levy, in accordance with the Master Assessment Methodology, special assessments on assessable properties within its boundaries.

As explained in the Master Assessment Methodology, the Public Infrastructure improvements are being constructed as one system of improvements benefiting all the property within the boundaries of Petitioning Districts (see at Section 1.1 on p. 1). Although the proposed boundary changes will move certain assessable properties from one District to another, the responsibility of each District to levy special assessments to fund Public Infrastructure, exercised on an assessable parcel by parcel basis and based upon the special benefit to each, will not change as a result of the expansions and contractions proposed in the Petition. See response 5 above.

7. No change to services and facilities.

As explained in the Master Engineer's Report (see at Section IV.B on p. 16), amendments or modifications to the development orders for Verano, each of which would be subject to review and approval by the City, may change the components of the Public Infrastructure or the construction timetable or costs of such improvements. The expansions and contractions proposed in the Petition, however, will not modify or otherwise affect such services or facilities because the requested boundary modifications will not cause or result in change to any component of the Public Infrastructure (see paragraph 12 on p. 5).

\* \* \*

Ms. Elizabeth L. Hertz, Esquire  
April 12, 2021  
Page 4

Please advise if you have any question or require additional information.

Sincerely,

*Daniel B. Harrell*

Daniel B. Harrell  
Attorney for the Verano Community  
Development Districts

DBH/mm

Enclosures: Printout of electronic message, April 7, 2021 at 1:16 p.m.  
Sketch of existing and proposed District boundaries  
Master Engineer's Report for the Public Infrastructure serving the Verano Districts  
Amended and Restated Supplemental Engineer's Report  
Master Assessment Methodology for Public Infrastructure for the Verano Districts  
Amended and Restated District Interlocal Agreement  
First Supplement to Amended and Restated District Interlocal Agreement

Cc: Mr. Richard Hans  
Members, Boards of Supervisors



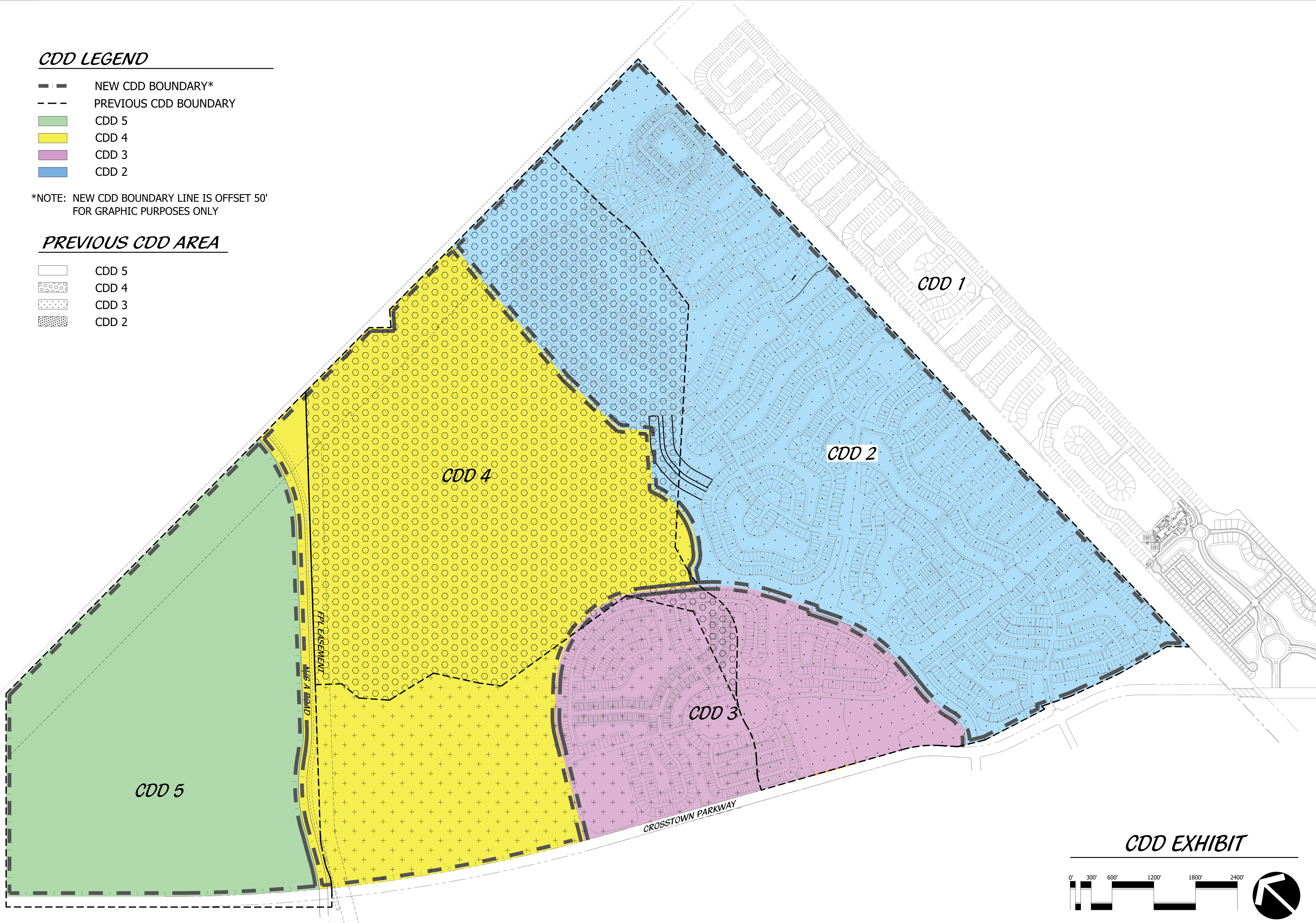
**CDD LEGEND**

- NEW CDD BOUNDARY\*
- - - PREVIOUS CDD BOUNDARY
- CDD 5
- CDD 4
- CDD 3
- CDD 2

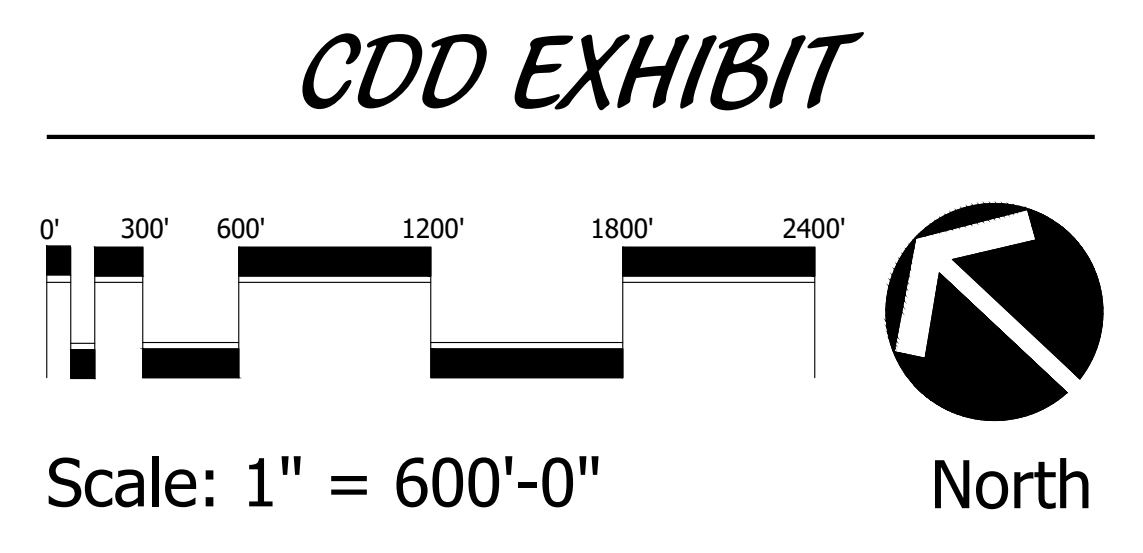
\*NOTE: NEW CDD BOUNDARY LINE IS OFFSET 50' FOR GRAPHIC PURPOSES ONLY

**PREVIOUS CDD AREA**

- CDD 5
- ▨ CDD 4
- ▨ CDD 3
- ▨ CDD 2



DESIGNED	LAH
DRAWN	JCO
APPROVED	DTS
JOB NUMBER	20-0814
DATE	04-12-21
REVISIONS	





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

**IN RE: CONSOLIDATED PETITION PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, TO EXPAND AND CONTRACT THE EXTERNAL BOUNDARIES OF VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, VERANO #4 COMMUNITY DEVELOPMENT DISTRICT, AND VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**

**AMENDMENT TO STATEMENT OF ESTIMATED REGULATORY COSTS**

The opening paragraph of the Statement of Estimated Regulatory costs is amended to read as follows to correct the acreage total for the petitioning Verano Community Development Districts (~~##2, 3, 4, and 5~~; new text shown in underline, deleted text in ~~strikethrough~~):

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to expand and contract the boundaries of the **Verano #2 Community Development District, Verano #3 Community Development District, Verano #4 Community Development District, and Verano #5 Community Development District** (the “Districts”). The Districts (~~##2, 3, 4, and 5~~) currently comprise approximately ~~2,573.99~~ 2,524.918 gross acres of land located within the City of Port St. Lucie (the “City”), Florida. The Districts desire to expand and contract the boundaries of the Districts, the net result of the expansion and contract is no change in the total acreage within the Districts. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes as follows:

\* \* \*

*Prepared by:  
Governmental Management Services - South Florida, LLC  
February 5, 2021*