

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.

ORDINANCE 21-47

1st Reading

Item: 10A

Date: 5/24/21

2nd Reading

Item: 8A

Date: 6/14/21

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

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

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

Section 6. 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.

ORDINANCE 21-47

1st Reading
Item: 10A
Date: 5/24/21

2nd Reading
Item: 8A
Date: 6/14/21


PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 14th day of June, 2021.

ATTEST:



Sally Walsh, City Clerk

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

By: 
Gregory J. Oravec, Mayor

APPROVED AS TO FORM:


James D. Stokes, City Attorney

ORDINANCE 21-47

1st Reading
Item: 10A
Date: 5/24/21

2nd Reading
Item: 8A
Date: 6/14/21

ORDINANCE 21-_____

ORDINANCE EXHIBIT "A"

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

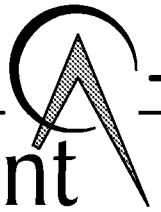
DESCRIPTION:

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.	Last Date of Field Survey: N/A	
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				Gary Rager <small>Digital signed by Gary Rager DN: c=US, st=Florida, =Tempe, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2021.02.22 16:24:45 -05'00'</small>	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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Check: GAR		P.C.: ~~~~		Field Book: ~~~~	
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
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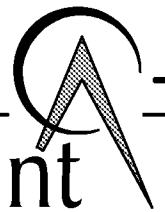
THENCE N.01°21'59" W., A DISTANCE OF 145.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 342.74 FEET, AND A RADIAL BEARING OF S.87°43'58" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 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



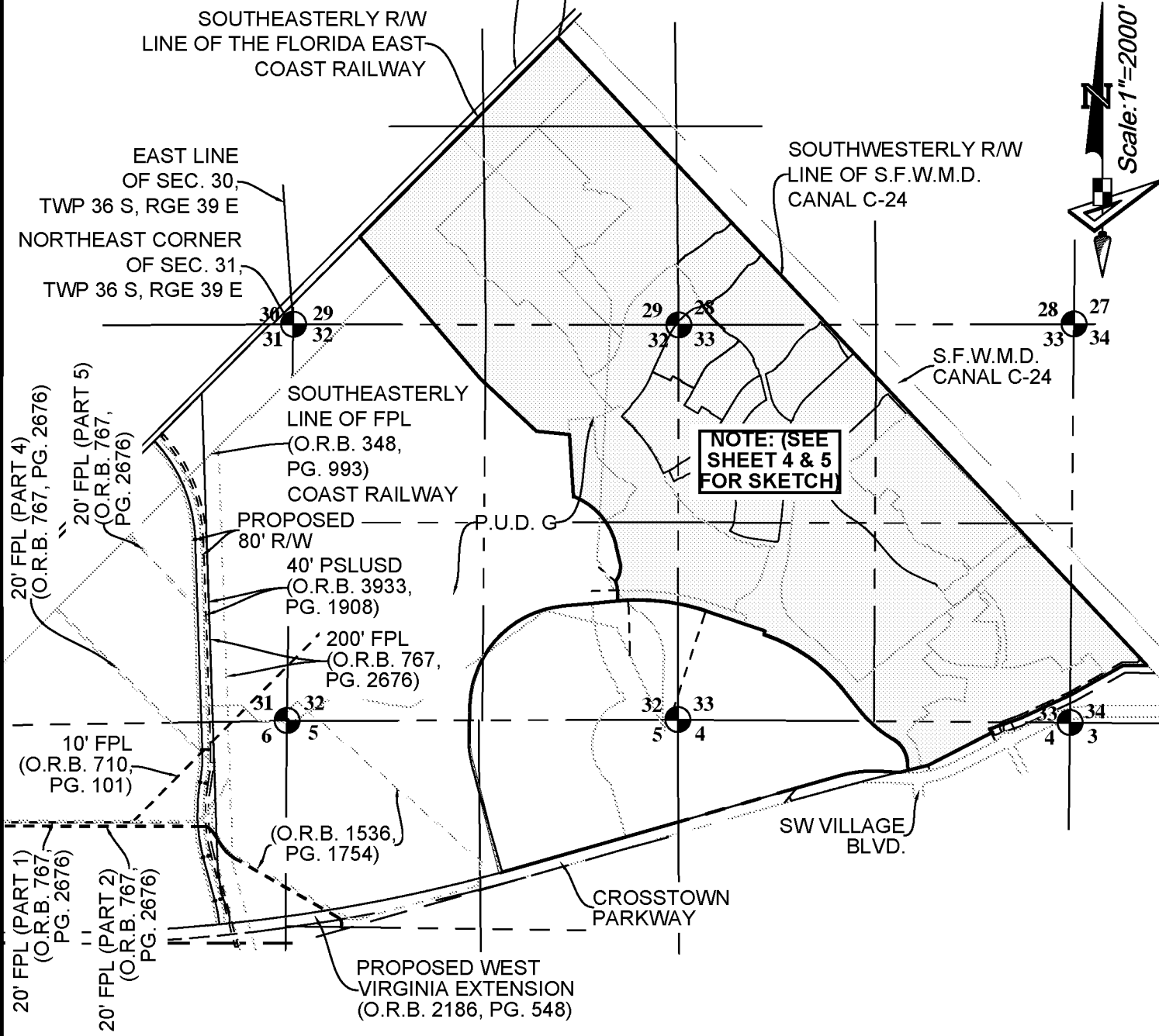
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 GeoPoint Surveying, Inc.		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768		Drawn: SWM Date: 2/18/21 Data File: ~~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~~	
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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"



**CDD 2
 SKETCH AND DESCRIPTION**

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No.	Date	Description	Dwn.

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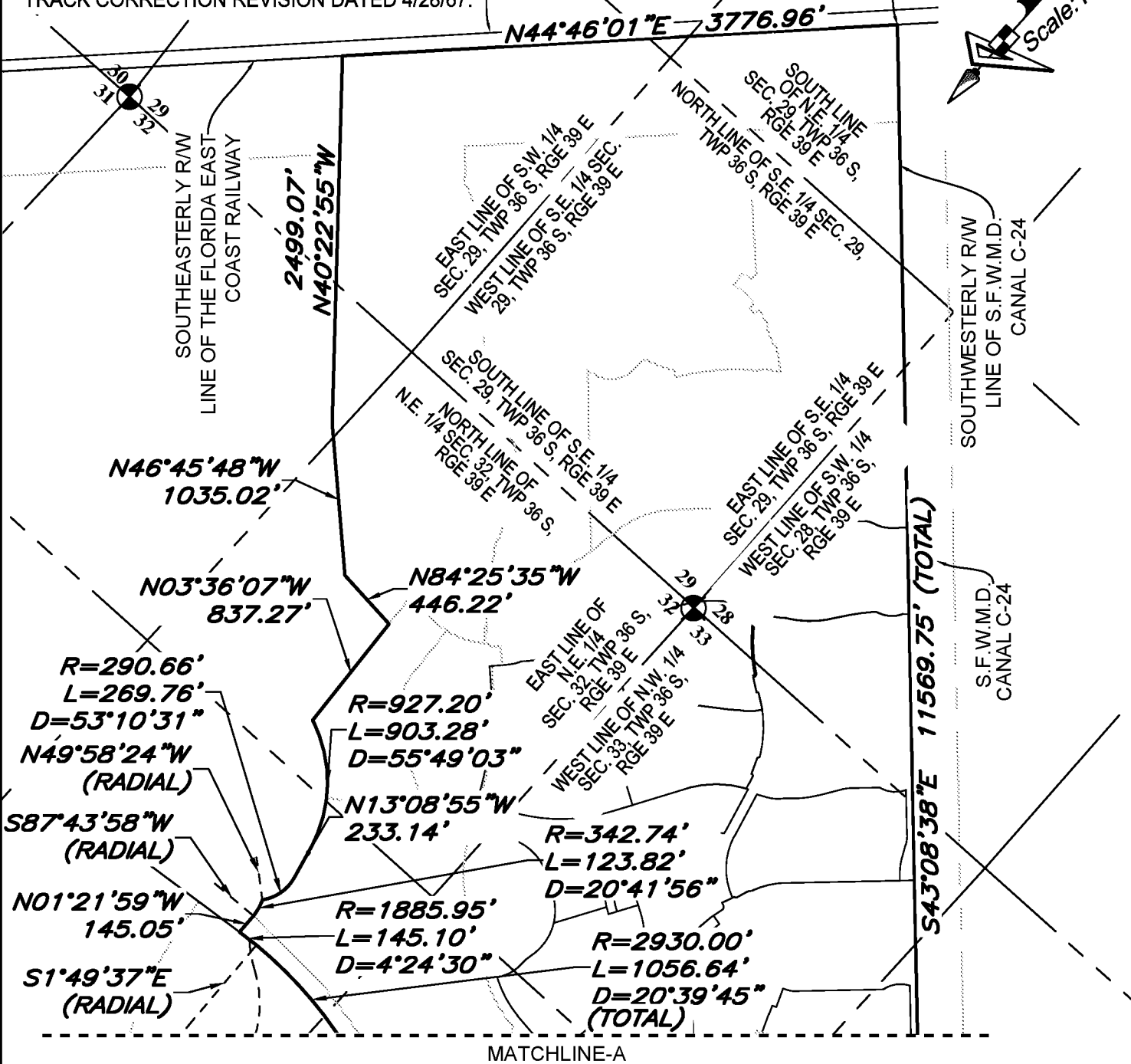
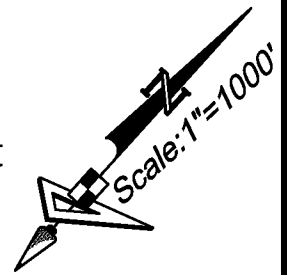
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 DATED FEBRUARY 1, 1950 WITH
 TRACK CORRECTION REVISION DATED 4/28/67.

P.O.B.



**CDD 2
 SKETCH AND DESCRIPTION**

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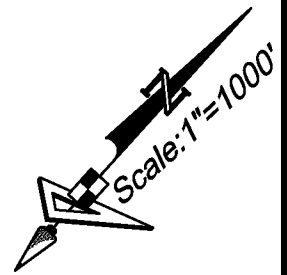
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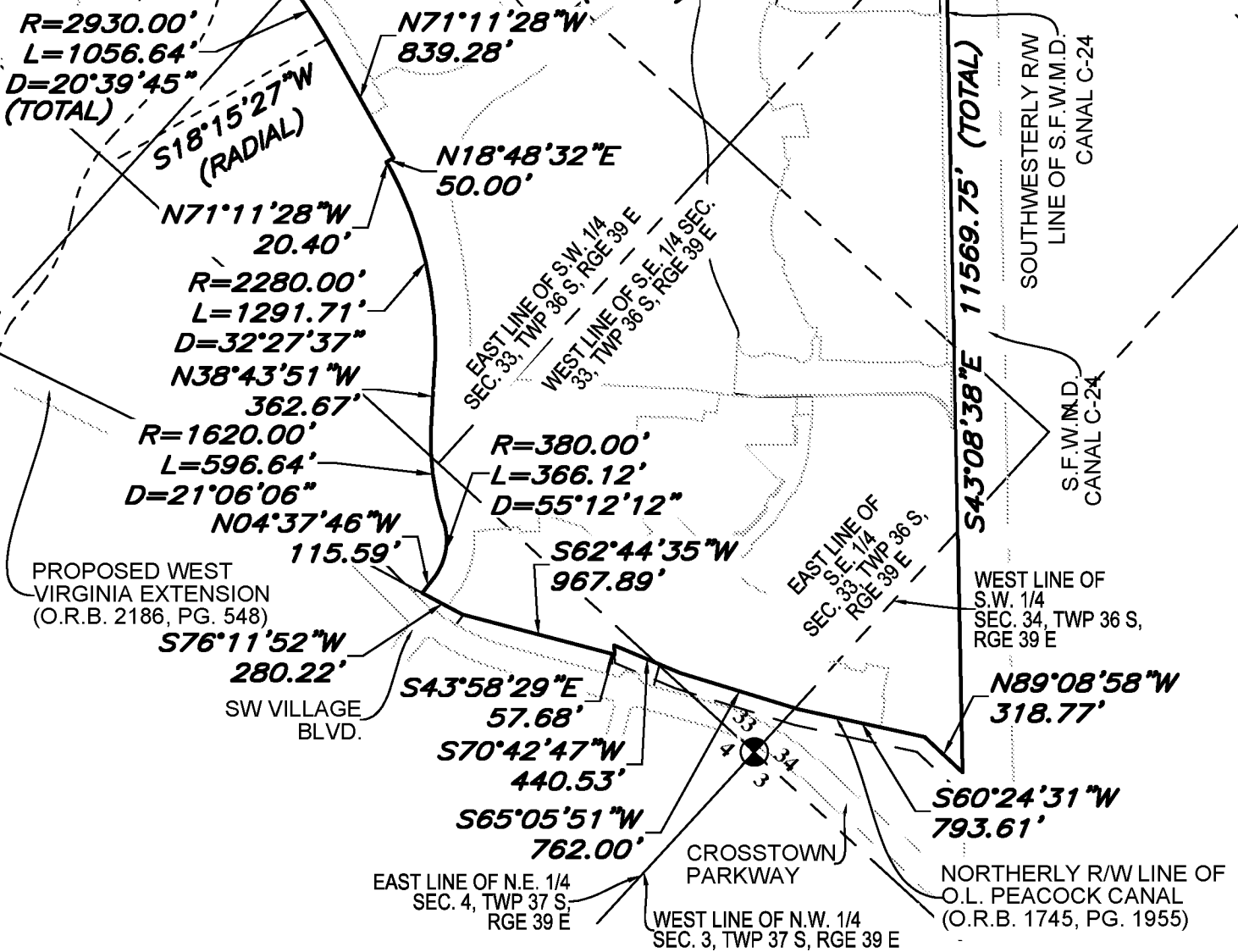
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MATCHLINE-A



**CDD 2
SKETCH AND DESCRIPTION**

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No.	Date	Description	Dwn.

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



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