

ORDINANCE NO. 22-93

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-36 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT; MAKING CERTAIN FINDINGS; DESCRIBING THE REVISED EXTERNAL 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 9, 2007, the City Council enacted Ordinance No. 07-36 ("Ordinance") establishing the Southern Grove Community Development District No. 4 ("SGCDD4") as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes ("Act"), and other applicable law, including establishing its external boundaries, among other matters.

b. The external boundaries of the SGCDD4 currently contain approximately 957.786 acres of real property located entirely within the jurisdictional boundaries of the City.

c. Pursuant to Section 190.046(1) of the Act, Mattamy Palm Beach LLC, a Delaware limited liability company, and Port St. Lucie Governmental Finance Corporation, a Florida corporation (together, the "Petitioners"), joined by the Boards of Supervisors of SGCDD4, Southern Grove Community Development District No. 1 ("SGCDD1"), Southern Grove Community Development District No. 2 ("SGCDD2"), Southern Grove Community Development District No. 3 ("SGCDD3"), Southern Grove Community Development District No. 5 ("SGCDD5"), and Southern Grove Community Development District No. 6 ("SGCDD6" and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD5, the "Districts"), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD4 so that thereafter a total of approximately 475.82 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to reflect the revised external boundaries of SGCDD4 as described in the attached Exhibit "A2."

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d. All lands within SGCDD4 as currently configured and as proposed for contraction in the Consolidated Petition are located entirely within the jurisdictional boundaries of the City.

e. The Consolidated Petition contains the information required by Sections 190.005 and 190.046 of the Act to contract the external boundaries of SGCDD4.

f. The City Council has conducted a public hearing on the Consolidated Petition in accordance with the requirements of Section 190.046(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 contained in the Consolidated Petition are true and correct;

(2) The proposed contraction of the external boundaries of SGCDD4 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 SGCDD4, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD4 as proposed in the Consolidated Petition will be excluded from SGCDD4;

(4) The contraction of the external boundaries of SGCDD4 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 SGCDD4, the property comprising SGCDD4 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD4 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 SGCDD4;

(7) The community development services and facilities of SGCDD4 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 SGCDD4 is amenable to separate special-district government.

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g. The City Council now desires to grant the request of SGCDD4 by (1) contracting the external boundaries of SGCDD4 in the manner set forth in the Consolidated Petition and (2) amending the Ordinance in the manner set forth in this Ordinance.

Section 3. Grant of Consolidated Petition; Amendment of Ordinance to Establish New Boundaries of SGCDD4. The City hereby grants the request of SGCDD4 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD4 by deleting Exhibit "A" in its entirety and replacing it with Exhibit "A2" 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.

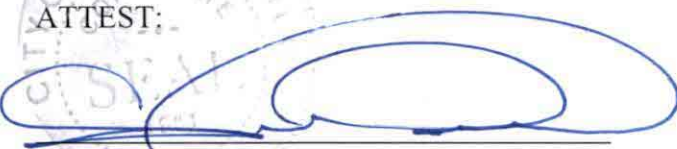
Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any portion of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

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 immediately upon final adoption.

PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this 14th day of November, 2022.

ATTEST:



Sally Walsh, City Clerk

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



Shannon M. Martin, Mayor

APPROVED AS TO FORM:



James D. Stokes, City Attorney

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EXHIBIT "A2"

**REVISED EXTERNAL BOUNDARIES OF
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4**

DESCRIPTION: (CDD NO. 4)

A PARCEL OF LAND LYING IN SECTIONS 22, 26, 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, A PORTION OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, DEL WEBB AT TRADITION PLAT NO. 2, AS RECORDED IN PLAT BOOK 83, PAGE 1, A PORTION OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), AND A PORTION OF COMMUNITY BOULEVARD, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2938, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 363.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 6901.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°59'06", A DISTANCE OF 1563.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°56'28" EAST, A DISTANCE OF 290.24 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY) TO A POINT ON THE EAST LINE OF SAID DEL WEBB AT TRADITION; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID DEL WEBB AT TRADITION, A DISTANCE OF 254.06 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-18, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 822.67 FEET; THENCE CONTINUE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF CONSERVATION TRACT-16, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13, A DISTANCE OF 52.59 FEET TO A POINT ON THE NORTH LINE OF CONSERVATION TRACT-16A, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 13; THENCE NORTH 65°00'04" EAST, A DISTANCE OF 7.42 FEET; THENCE NORTH 22°21'54" EAST, A DISTANCE OF 71.79 FEET; THENCE NORTH 88°07'51" EAST, A DISTANCE OF 107.59 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTH LINE OF CONSERVATION TRACT-16A); THENCE SOUTH 00°20'27" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 774.56 FEET; THENCE NORTH 57°00'52" WEST ALONG THE SOUTH LINE OF SAID CONSERVATION TRACT-16A, A DISTANCE OF 163.83 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE EAST LINE OF SAID CONSERVATION TRACT-16, A DISTANCE OF 89.37 FEET; THENCE SOUTH 00°02'34" WEST ALONG THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 746.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'43" WEST, DISTANCE OF 772.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'04", A DISTANCE OF 1424.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°26'39" WEST, A DISTANCE OF 1026.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 14, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD4

**SOUTHERN GROVE AT TRADITION
CDD NO. 4
SKETCH OF DESCRIPTION**

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 823.87 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE) AND THE NORTHERLY LINE OF SAID PARCEL 28, SOUTHERN GROVE PLAT NO. 3) THENCE CONTINUE NORTH 90°00'00" WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), ALSO BEING THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF PARCEL 28, SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PARCEL (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 837, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG SAID WEST LINE OF SOUTHERN GROVE PARCEL, A DISTANCE OF 4482.91 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY); THENCE SOUTH 82°11'52" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 75.68 FEET TO A POINT ON THE CENTERLINE OF SAID COMMUNITY BOULEVARD, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56°22'38" EAST, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 FEET TO A POINT OF NON-TANGENCY, (THE PRECEDING FOUR COURSES BEING ALONG PORTIONS OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E/W 3 RIGHT-OF-WAY FOR SW. MARSHALL PARKWAY), SAID POINT BEING THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 475.82 ACRES (20,726,828 SQUARE FEET), MORE OR LESS.

LEGEND ABBREVIATIONS

Δ - DELTA (CENTRAL ANGLE)	PG. - PAGE
CB - CHORD BEARING	P.B. - PLAT BOOK
CD - CHORD DISTANCE	P.O.B. - POINT OF BEGINNING
E - EAST/EASTERLY	P.O.C. - POINT OF COMMENCEMENT
ESMT - EASEMENT	PUE - PUBLIC UTILITY EASEMENT
S.G. - SOUTHERN GROVE	R - RADIUS
FPL - FLORIDA POWER AND LIGHT COMPANY	R.L. - RADIAL LINE
IQE - IRRIGATION EASEMENT	R/W - RIGHT-OF-WAY
L - ARC LENGTH	S - SOUTH/SOUTHERLY
L.B. - LICENSED BUSINESS	W - WEST/WESTERLY
N - NORTH/NORTHERLY	WMT - WATER MANAGEMENT TRACT
O.R.B. - OFFICIAL RECORDS BOOK	C.T. - CONSERVATION TRACT

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR ITS AUTHORIZED ELECTRONIC DIGITAL SIGNATURE AND SEAL.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. BEARINGS SHOWN HEREON ARE RELATIVE TO PLATTED BEARING OF SOUTH 25°57'22" EAST ALONG THE EAST LINE OF DEL WEBB AT TRADITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 4 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

SHEET 2 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**SOUTHERN GROVE AT TRADITION
CDD NO. 4
SKETCH OF DESCRIPTION**

DATE 9/14/2020

DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD4

MATCHLINE SEE SHEET 6 OF 6

1/4 SECTION LINE SECTION

LOT 3

P.O.B.

INTERSECTION S. R/W LINE
SW MARSHALL PKWY AND
W. R/W LINE VILLAGE PKWY
(O.R.B. 2899, PG. 2938)
(O.R.B. 2418, PG. 2680)

N. LINE SECTION 27

PARCEL 25D
(P.B. 74, PAGE 10)

CONSERVATION
TRACT-15
(P.B. 61, PG. 17)

L=2133.93'
R=2075.00'
Δ=58°55'23"

CERISE
DRIVE
(P.B. 75, PG 4)
100' R/W

TRACT F
DEL WEBB AT
TRADITION
(P.B. 75, PAGE 4)

TRACT W2
(P.B.75, PAGE 4)

C.T. - 17
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)

A PORTION OF
PARCEL 27C
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)

C.T.-16B
(P.B. 74, PAGE 10)

EASTERLY LINE
DEL WEBB AT
TRADITION

DEL WEBB AT
TRADITION
(P.B. 75, PAGE 4)

(CDD NO. 4)

C.T. - 16
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)

1/4 SECTION LINE SECTION 27

SW MARSHALL PKWY
E/W 3 R/W
EXHIBIT F
PG 2680

E/W 3 R/L
 EXHIBIT F
 ORB 2418 PG 2680
 150' RIGHT-OF-WAY

(BEARING BASE)
S25°57'22"E 363.17'

**SOUTHERN GROVE
PLAT NO.3
(P.B.61, PAGE 17)**

VILLAGE PARKWAY
ORB 2899 PG 2933
RIGHT-OF-WAY

L=1563.98
R=6901.00'
 $\Delta=1259'06''$

E. LINE
SECTION 27

DEL WEBB AT TRADITION
(P.B. 75, PAGE 4)

E. LINE DEL WEBB AT TRADITION
S00°02'34"W 254.06'

MATCHLINE SEE SHEET 4 OF 6

SHEET 3 OF 6



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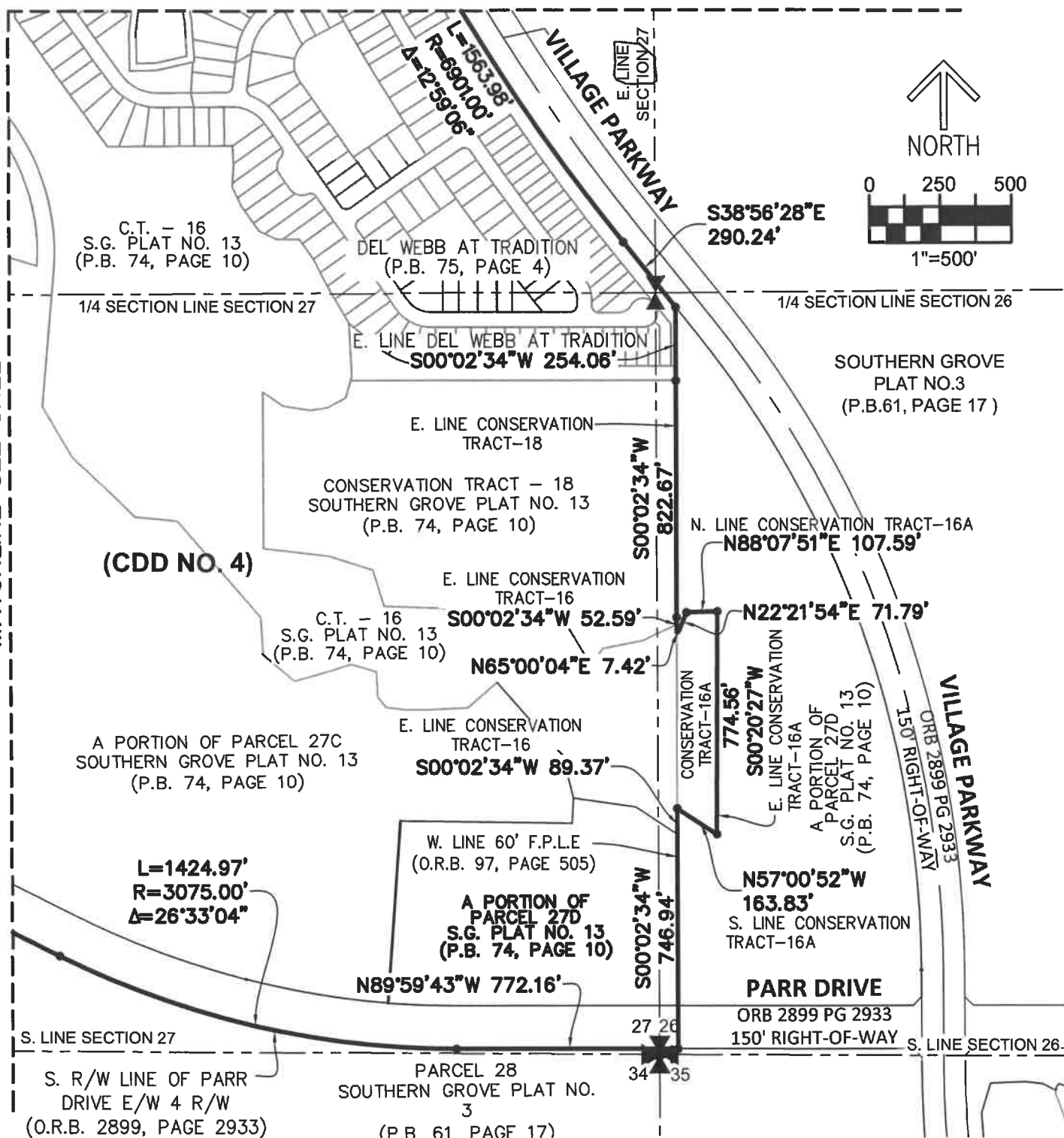
DRAWN BY R.A.B.

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8060-CDD4

MATCHLINE SEE SHEET 5 OF 6



SHEET 4 OF 6



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F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8060-CDD4

UNPLATTED

COMMUNITY
BOULEVARD

N00°05'34"E 4482.91'

ORB 2899, PG. 2933
ORB 3935, PG. 2995

(150' R/W)

DEL WEBB AT
TRADITION
PLAT NO. 2
(P.B. 83, PAGE 1)WEST LINE SOUTHERN GROVES
PARCEL (EXHIBIT A) O.R.B.
1969, PAGE 837

1/4 SECTION LINE SECTION 27

A PORTION OF
PARCEL 27C
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)TRACT W2
(P.B. 75, PAGE 4)C.T. - 17
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)

(CDD NO. 4)

DEL WEBB AT
TRADITION
PLAT NO. 2
(P.B. 83, PAGE 1)C.T. - 9
S.G. PLAT NO. 13
(P.B. 74, PAGE 10)

PARR DRIVE

ORB 2899 PG 2933
150' RIGHT-OF-WAY

N90°00'00"W 823.87'

N90°00'00"W 75.00'

L=1355.70'
R=2925.00'
Δ=26°33'21"SOUTHERLY LINE E/W 4 R/W
(PARR DRIVE (O.R.B. 2899,
PAGE 2933)A PORTION OF PARCEL 27C
SOUTHERN GROVE PLAT NO. 13
(P.B. 74, PAGE 10)

10

11

C.T. - 10 & 11
(P.B. 74, PAGE 10)1/4 SECTION LINE
SECTION 27

N63°26'39"W 1026.51'

WEST LINE SOUTHERN GROVES
PARCEL (EXHIBIT A)
O.R.B. 1969, PAGE 837PARCEL 28
SOUTHERN GROVE PLAT NO. 3
(P.B. 61, PAGE 17)S. LINE SECTION 27
N. LINE SECTION 34

1"=500'

MATCHLINE SEE SHEET 4 OF 6

SHEET 5 OF 6

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PHONE (561)-392-1991 / FAX (561)-750-1452SOUTHERN GROVE AT TRADITION
CDD NO. 4
SKETCH OF DESCRIPTION

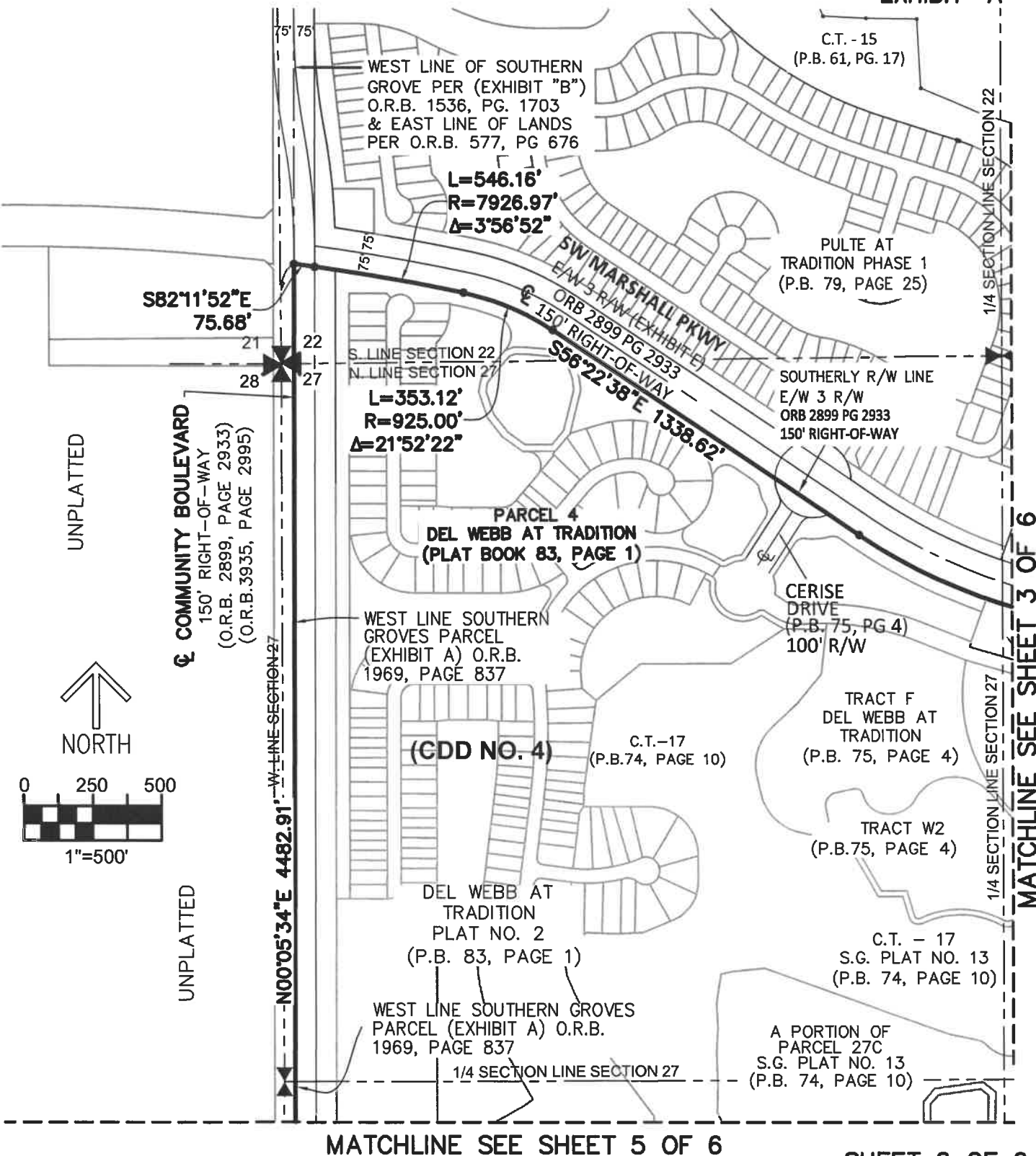
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MATCHLINE SEE SHEET 5 OF 6

SHEET 6 OF 6



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