

ORDINANCE NO. 22-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NO. 07-38 ENACTED ON APRIL 9, 2007, ESTABLISHING THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, 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. 07-38 ("Ordinance") establishing the Southern Grove Community Development District No. 6 ("SGCDD6") 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 SGCDD6 currently contain approximately 813.030 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 SGCDD6, 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. 4 ("SGCDD4"), and Southern Grove Community Development District No. 5 ("SGCDD5" and, together with SGCDD1, SGCDD2, SGCDD3, SGCDD4, and SGCDD6, the "Districts"), have filed a Consolidated Petition with the City that, as important here, requests that the City (1) contract the external boundaries of SGCDD6 so that thereafter a total of approximately 183.832 acres of real property will be located within such external boundaries, and (2) amend the Ordinance to

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reflect the revised external boundaries of SGCDD6 as described in the attached Exhibit "A2."

d. All lands within SGCDD6 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 SGCDD6.

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 SGCDD6 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 SGCDD6, or (B) in excess of 1,000 acres;

(3) No real property within the revised external boundaries of SGCDD6 as proposed in the Consolidated Petition will be excluded from SGCDD6;

(4) The contraction of the external boundaries of SGCDD6 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 SGCDD6, the property comprising SGCDD6 will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

(6) SGCDD6 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 SGCDD6;

(7) The community development services and facilities of SGCDD6 will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

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(8) The area that will be served by SGCDD6 is amenable to separate special-district government.

g. The City Council now desires to grant the request of SGCDD6 by (1) contracting the external boundaries of SGCDD6 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 SGCDD6. The City hereby grants the request of SGCDD6 as set forth in the Consolidated Petition and the Ordinance is hereby amended to contract the external boundaries of SGCDD6 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.

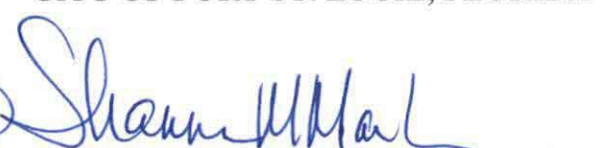
PASSED AND ENACTED by the City Council of the City of Port St. Lucie, Florida, this 14th day of November, 2022.

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. 6**

DESCRIPTION: (CDD NO. 6)

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING ALL OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, AND ALL OF CONSERVATION TRACT 15, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, INCLUDING PORTIONS OF THE E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), COMMUNITY BOULEVARD AND RELOCATED E/W 2 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND OFFICIAL RECORDS BOOK 3995, PAGE 2995, AND A PORTION OF TRACT RW, DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, ALL BEING WITHIN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL A, OF SAID PLAT OF PULTE AT TRADITION PHASE 1; THENCE SOUTH 33°37'18" WEST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 305.32 FEET TO A POINT ON THE EAST LINE OF CONSERVATION TRACT-15, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°10'01" EAST, A DISTANCE OF 68.24 FEET; THENCE SOUTH 11°01'24" WEST, A DISTANCE OF 152.57 FEET; THENCE SOUTH 16°59'22" EAST, A DISTANCE OF 115.17 FEET; THENCE SOUTH 58°41'08" EAST, A DISTANCE OF 236.07 FEET; THENCE SOUTH 08°26'23" EAST, A DISTANCE OF 239.39 FEET; THENCE SOUTH 19°35'41" WEST, A DISTANCE OF 96.22 FEET; THENCE SOUTH 03°08'45" EAST, A DISTANCE OF 105.24 FEET; THENCE SOUTH 17°46'35" EAST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 40°11'16" EAST, A DISTANCE OF 68.02 FEET; THENCE SOUTH 47°56'40" EAST, A DISTANCE OF 63.78 FEET; THENCE SOUTH 46°24'21" EAST, A DISTANCE OF 66.99 FEET; THENCE SOUTH 47°29'53" EAST, A DISTANCE OF 50.95 FEET; THENCE SOUTH 40°42'50" EAST, A DISTANCE OF 55.14 FEET; THENCE SOUTH 21°09'50" EAST, A DISTANCE OF 172.22 FEET; THENCE SOUTH 87°15'07" EAST, A DISTANCE OF 159.43 FEET; THENCE SOUTH 89°02'46" EAST, A DISTANCE OF 187.75 FEET; THENCE SOUTH 03°22'33" EAST, A DISTANCE OF 250.28 FEET; THENCE SOUTH 67°12'19" EAST, A DISTANCE OF 253.05 FEET; THENCE SOUTH 72°51'09" EAST, A DISTANCE OF 195.97 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 157.75 FEET; THENCE SOUTH 16°23'38" EAST, A DISTANCE OF 482.13 FEET; THENCE SOUTH 49°58'54" EAST, A DISTANCE OF 194.55 FEET; THENCE SOUTH 06°33'44" EAST, A DISTANCE OF 615.99 FEET; THENCE SOUTH 08°35'41" EAST, A DISTANCE OF 23.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8502.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°45'20", A DISTANCE OF 260.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°18'26" EAST, A DISTANCE OF 177.67 FEET (THE PRECEDING TWENTY SIX COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID CONSERVATION TRACT-15) TO A POINT ON THE NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO BEING A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1925.00 FEET, A CHORD BEARING OF NORTH 75°57'55" EAST AND A CHORD DISTANCE OF 748.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND NORTHERLY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 22°25'44", A DISTANCE OF 753.56 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AS RECORDED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 150.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID E/W 3 RIGHT-OF-WAY (SW. MARSHALL PARKWAY), SAID POINT ALSO BEING A NON-TANGENCY POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2075.00 FEET, A CHORD BEARING OF NORTH 85°50'19" WEST AND A CHORD DISTANCE OF 2041.13 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT RW, THROUGH A CENTRAL ANGLE OF 58°55'23", A DISTANCE OF 2133.93 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 5**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-CDD6

**SOUTHERN GROVE AT TRADITION
CDD NO. 6
SKETCH OF DESCRIPTION**

THENCE NORTH 56°22'38" WEST ALONG SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY, EXTENDING THROUGH THE CUL-DE-SAC AT CERISE DRIVE (TRACT R) AS SHOWN ON THE PLAT OF DEL WEBB AT TRADITION, AS RECORDED IN PLAT BOOK 75, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1338.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 353.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°56'52", A DISTANCE OF 546.16 FEET [THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY)] TO A POINT OF TANGENCY; THENCE NORTH 82°11'52" WEST, A DISTANCE OF 75.68 FEET TO A POINT ON THE WEST LINE OF SOUTHERN GROVE PROPERTY (EXHIBIT B), AS RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, ALSO BEING THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 577, PAGE 676, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST ALONG THE AFORE DESCRIBED LINE, A DISTANCE OF 3193.22 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL A; THENCE NORTH 90°00'00" EAST ALONG SAID WESTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL A, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 285.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°08'59", A DISTANCE OF 654.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°51'01" EAST, A DISTANCE OF 402.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°25'22", A DISTANCE OF 271.35 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL A AND CROSSING THROUGH A PORTION OF SAID RELOCATED E/W 2 RIGHT-OF-WAY) TO A POINT OF NON-TANGENCY AND THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 183.832 ACRES MORE OR LESS.

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 A PLATTED BEARING OF SOUTH 33°37'18" WEST ALONG THE EAST LINE OF PARCEL A, PULTE AT TRADITION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 25, 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.

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
F.B. - FIELD BOOK	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	

SHEET 2 OF 5



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**SOUTHERN GROVE AT TRADITION
CDD NO. 6
SKETCH OF DESCRIPTION**

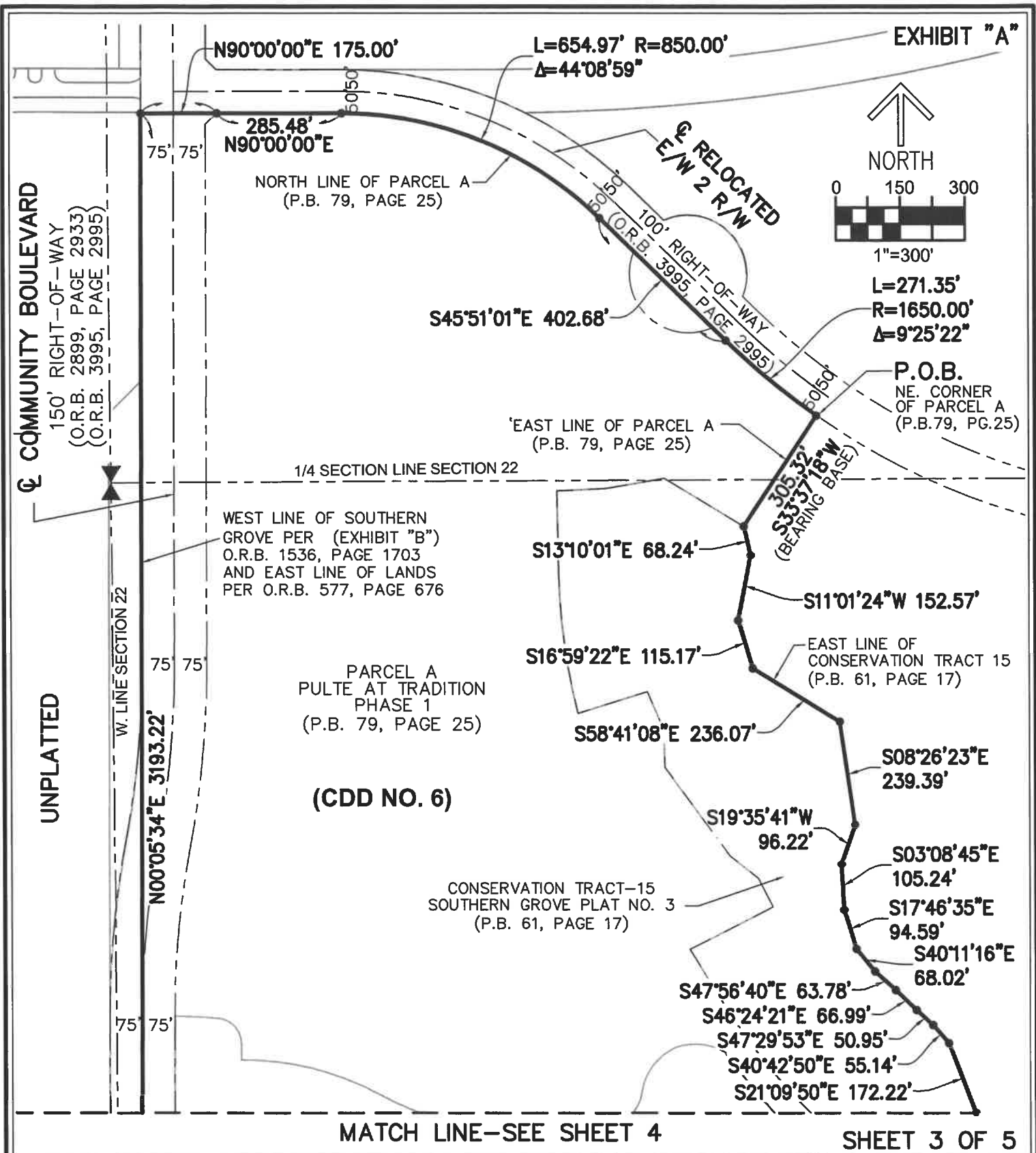
DATE 9/14/2020

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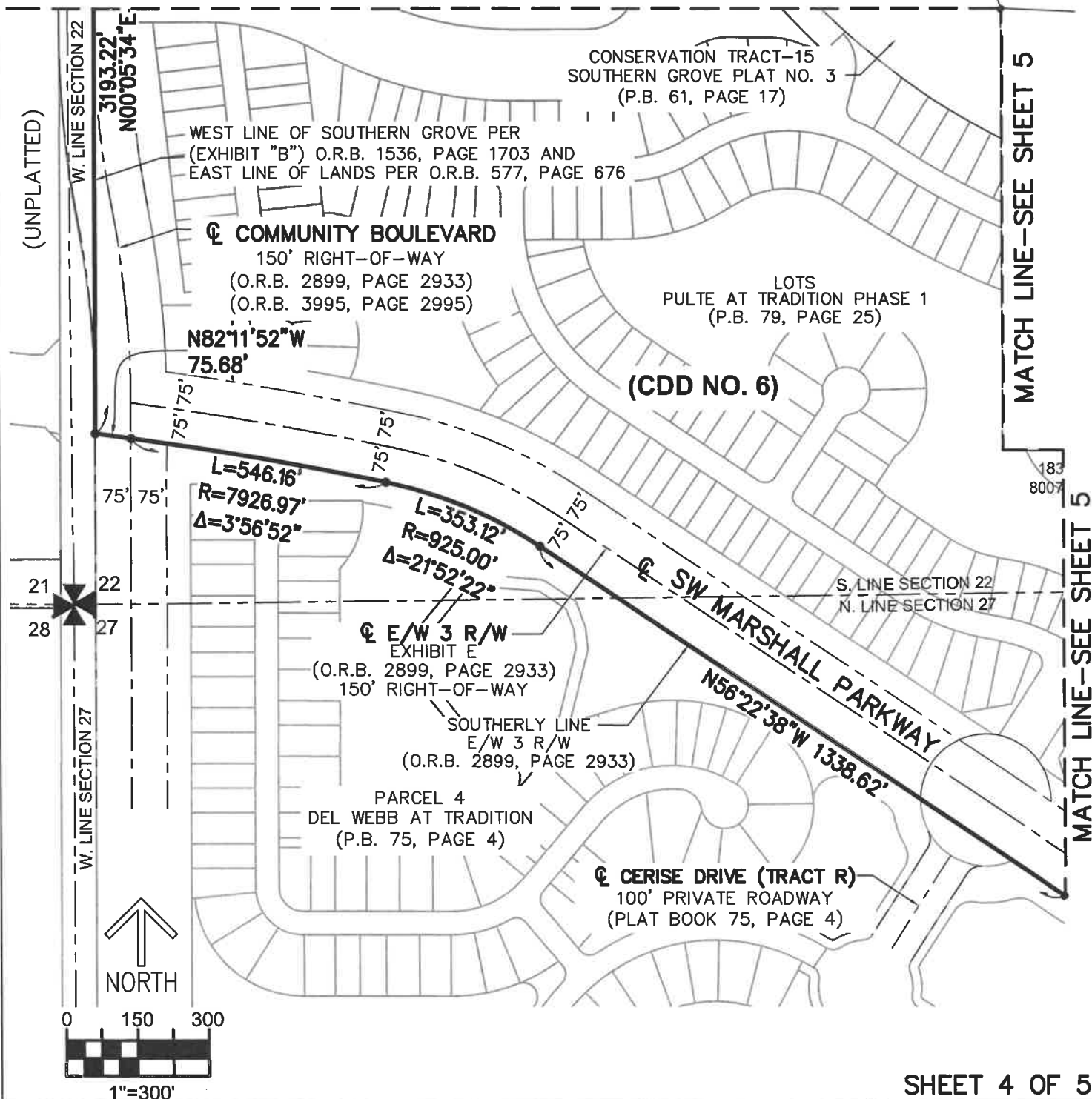
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MATCH LINE—SEE SHEET 3



SHEET 4 OF 5

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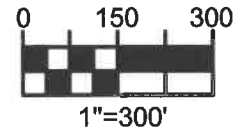
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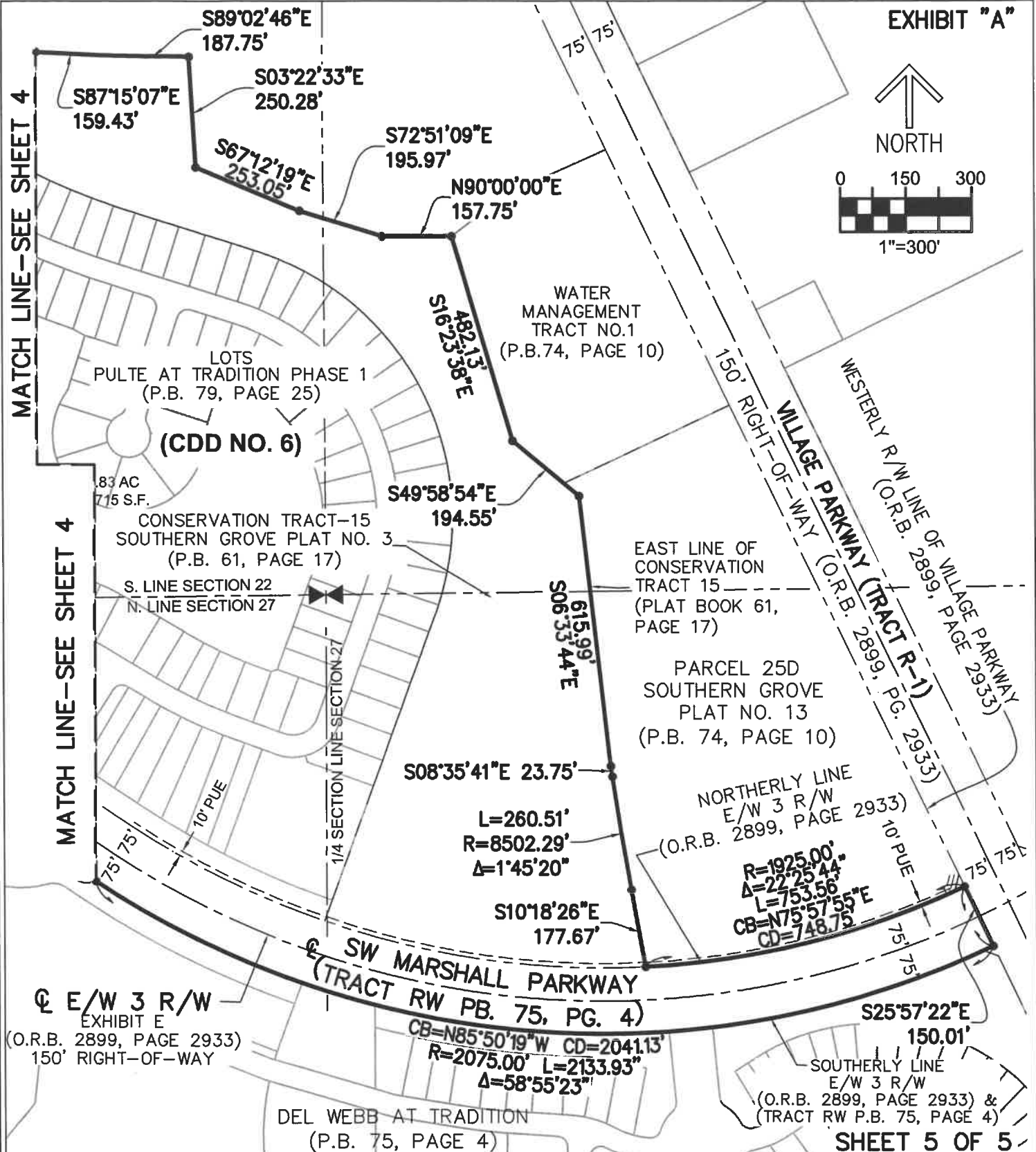
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MATCH LINE—SEE SHEET 4

MATCH LINE—SEE SHEET 4



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