

ORDINANCE 03-004

AN ORDINANCE AMENDING CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA; ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 6; ESTABLISHING THE BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. The Board is authorized, pursuant to Sections 125.01 and 190.005, Florida Statutes, to establish community development districts that are less than 1,000 acres in size and located within the unincorporated areas of the County.
2. Horizons St. Lucie Development, LLC, a Florida limited liability company, has filed with the Board a petition for the establishment of a community development district, which petition contains the information required by Section 190.005(l)(a), Florida Statutes.
3. In accordance with Section 190.005(l)(d) and 2(b), Florida Statutes, the Board held a public hearing on February 4, 2003, after publishing notice of such hearing in the Ft. Pierce Tribune and the Port St. Lucie News on January 7, January 14, January 21 and January 28, 2003 and:
 - (a) The Board has considered the record of the public hearing and the factors set forth in Section 190.005 (l) (e), Florida Statutes, and has found that:
 - (b) All statements contained within the petition are true and correct;
 - (c) The creation of this district is consistent with all applicable elements and portions of the state comprehensive plan and the effective local government comprehensive plan;

Please return to County Attorney's Office

- 1 (d) The area of land within the proposed district is of sufficient size, is sufficiently
2 compact, and is sufficiently contiguous to be developable as one functional
3 interrelated community;
4
5 (e) The district is the best alternative available for delivering the community development
6 services and facilities to the area that will be served by the district;
7
8 (f) the community development services and facilities for the district will be compatible
9 with the capacity and uses of the existing local and regional community development
10 services and facilities; and,
11
12 (g) The area that will be served by the district is amenable to separate special district
13 government.
14

15
16 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St. Lucie
17 County, Florida:
18

19
20 **PART A. ARTICLE XII OF CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE**
21 **CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS AMENDED TO**
22 **READ:**
23

24 **ARTICLE XII "WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 6" :**

25
26 **Section 1-6.5-130 — 1-6.5-139 ————— [reserved]**

27
28 **Section 1-6.5-130. Established; name**

29
30 The Westchester Community Development District No. 6 is hereby established.

31
32 **Section 1-6.5-131. Boundaries**

33
34 The boundaries of the Westchester Community Development District No. 6 are as set forth in the
35 legal description below.
36

37 **WESTCHESTER CDD No. 6 - LEGAL DESCRIPTION**

38
39 A parcel of land lying in Section 16 & 17, Township 37 South, Range 39 East, St. Lucie
40 County, Florida, more particularly described as follows:

41
42 Commence at the intersection of the centerline of Gatlin Boulevard (also being the North line
43 of Section 15) and the westerly limits of Gatlin Boulevard Right-of-Way and the westerly limits
44 of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official
45 Record Book 311 at Pages 2946 through 2952, inclusive, Public Records of St. Lucie County,

Florida, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road #9 (I-95), Section 94001-2412, dated 6/2/77, with last revision of 9/11/79; thence South 89°57'05" West, along the proposed centerline of said Gatlin Boulevard, a distance of 3115.39 feet; thence South 07°46'65" East, a distance of 80.74 feet to the Point of Beginning, said point also being the beginning of a non tangent curve concave to the Northeast, having a radius of 300.00 feet, the chord of which bears South 27°21'38" East; thence Southeasterly along the arc of said curve, through a central angle of 39°09'25", a distance of 205.03 feet to a point of reverse curvature with a curve concave to the Southwest, having a radius of 175.00 feet; thence Southeasterly and Southerly along the arc of said curve through a central angle of 54°37'24", a distance of 166.84 feet; thence South 00°02'55" East, a distance of 3289.95 feet to a point, said point being on the North line of those lands as described in Official Records Book 477, Page 560 of the public records of St. Lucie County, Florida; thence North 89°50'39" West along said line, a distance of 4755.06 feet; thence departing said line, North 08°49'46" East, a distance of 124.06 feet; thence North 20°28'22" West, a distance of 365.30 feet; thence North 44°00'02" East, a distance of 365.37 feet; thence North 11°14'16" East, a distance of 517.94 feet; thence North 54°00'59" East, a distance of 148.44 feet; thence North 34°57'21" East, a distance of 520.57 feet to the beginning of a curve concave to the Southwest, having a radius of 165.00 feet; thence Northeasterly, Northwesterly and Southwesterly along the arc of said curve, through a central angle of 179°19'39", a distance of 516.43 feet; thence South 35°37'43" West, a distance of 696.32 feet; thence North 50°43'10" West, a distance of 506.72 feet; thence North 60°18'28" West, a distance of 256.66 feet; thence North 81°51'17" West, a distance of 34.78 feet; thence North 00°28'33" East, a distance of 465.08 feet; thence North 35°54'36" East, a distance of 835.33 feet to the beginning of a curve concave to the Southeast, having a radius of 1480.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 54°02'28", a distance of 1395.93 feet; thence North 89°57'05" East, a distance of 4077.51 feet to the Point of Beginning.

Containing 434.14 acres, more or less.

Section 1-6.5-132. Initial Board of Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors of the Westchester Community Development District No. 6: Paul J. Hegener, James L. Zboril, James H. Anderson, Jane Rowley and Donald C. Petersen.

Section 1-6.5-133. Special Conditions.

The following special conditions shall apply to the creation, operation, and existence of Westchester Community Development District No. 6:

1. The powers and responsibilities of the Westchester Community Development District No. 6 shall be limited to the following:

To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:

- (a) Water management and control for the lands within the district and to connect some

or any of such facilities with roads and bridges;

- (b) Water supply, sewer, and wastewater management, reclamation, and reuse or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system;
- (c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut;
- (d)
 - 1. District roads equal to or exceeding the specifications of the county in which such district roads are located, and street lights.
 - 2. Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage;
- (e) Investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination;
- (f) Conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property;
- (g) parks and facilities for indoor and outdoor recreational, cultural and educational uses;
- (h) fire prevention and control, including water mains and plugs, (but excluding fire stations, fire trucks and other vehicles and equipment);
- (i) school buildings and related structures, which may be leased, sold or donated to the school district, for use in the educational system, when authorized by the district school board; and,
- (j) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

The Commission further consents to provide the District of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes and Chapter 74, Florida Statutes, over any property outside the boundaries of the District and within the unincorporated areas of the County (except municipal, county, state and federal property) for the uses and purposes of the

District relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that the District shall exercise the eminent domain power only if for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

The foregoing powers shall be in addition, and supplemental, to the powers which the District is entitled to exercise pursuant to Chapter 190, Florida Statutes.

2. The district will use its best efforts to develop in an integrated fashion the traffic circulation, water, and sewer facilities on the district property as one functional interrelated community.
3. The district shall take no action which is inconsistent with the comprehensive plan, ordinances or regulations of St. Lucie County.
4. No publicly owned property that may be located or acquired within the legal description of this Community Development District shall be assessed for, or obligated in any way to pay for the infrastructure constructed, maintained, or operated by the Community Development Described in section 1.6-5.131 above.
5. The district shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the district. Such information shall be made available to all existing residents, and to all prospective residents, of the district. The district shall furnish each developer of a residential development within the district with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy, and any developer of a residential development within the district, when required by law to provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement.
6. Following the establishment of the Westchester CDD No. 6, as provided for in Sections 1-6.5-130 and 1-6.5-131 above, each contract for the initial sale of a parcel of real property and each contract for the initial sale of a residential unit within the district shall include, immediately prior to the space reserved in the contract for the signature of the purchaser, the following disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract: "THE (Name of District) COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

Section 1-6.5-134 – 1.6.5-139

[reserved]

PART B. CONFLICTING PROVISIONS.

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY.

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 thereof 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.

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. 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.

PART F. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Department of State.

PART G. ADOPTION.

After motion and second, the vote on this ordinance was as follows:

Chairman Cliff Barnes	AYE
Vice-Chairman Paula A. Lewis	AYE

Commissioner Doug Coward AYE
Commissioner John D. Bruhn AYE
Commissioner Frannie Hutchinson AYE

PART H. CODIFICATION.

Provisions of this ordinance shall be incorporated in the St. Lucie County Land Development Code, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intention; provided, however, that Parts B through H shall not be codified.

PASSED AND DULY ADOPTED This 4th Day of February 2003.


BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY


Vice-Chairman

ATTEST:

APPROVED AS TO FORM
AND CORRECTNESS:


Deputy Clerk


County Attorney

DJM
OR03-004(h)

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Exhibit A

Map of Westchester Community Development District #6

OR BOOK 1660 PAGE 990

RANGE LINE ROAD

GLADES CUTOFF ROAD
FEC R.R.
C-24 Canal

WESTCHESTER

HORIZONS ST. LUCIE
DEVELOPMENT

CDD-6

95

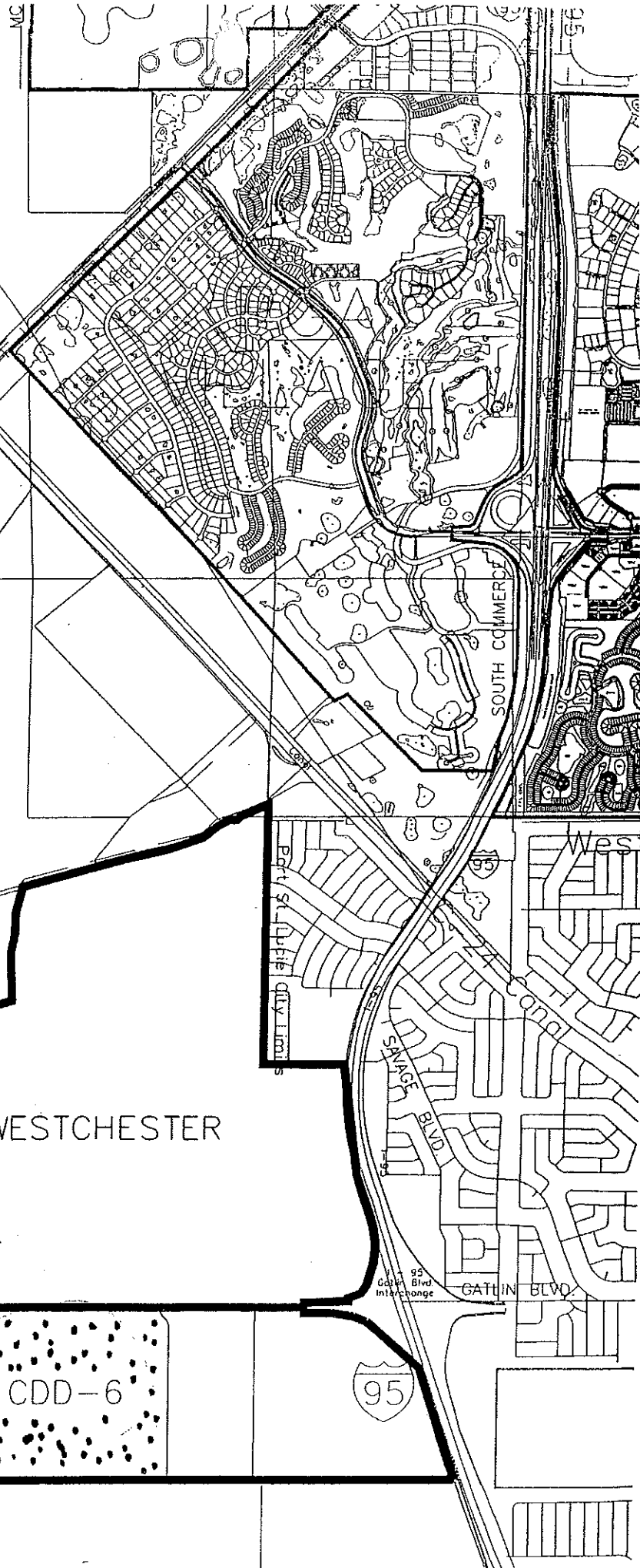
GATHIN BLVD
Interchange

Savage Blvd

GATHIN BLVD

Port St Lucie City Limits

SOUTH COMMERCE

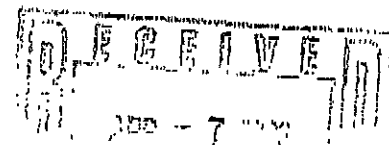


DIVISIONS OF FLORIDA DEPARTMENT OF STATE
 Office of the Secretary
 Division of Administrative Services
 Division of Corporations
 Division of Cultural Affairs
 Division of Elections
 Division of Historical Resources
 Division of Library and Information Services
 Division of Licensing
 MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE
 Glenda E. Hood
 Secretary of State
 DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS
 Historic Florida Keys Preservation Board
 Historic Palm Beach County Preservation Board
 Historic Pensacola Preservation Board
 Historic St. Augustine Preservation Board
 Historic Tallahassee Preservation Board
 Historic Tampa/Hillsborough County
 Preservation Board
 RINGLING MUSEUM OF ART



March 31, 2003

Ms. Millie Delgado
 Deputy Clerk
 St. Lucie County
 2300 Virginia Avenue
 Ft. Pierce, Florida 34982

Dear Ms. Delgado:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 19, 2003 and certified copy of St. Lucie County Ordinance No. 03-004, which was filed in this office on March 27, 2003.

Sincerely,

Liz Cloud, Chief
 Bureau of Administrative Code

LC/mp

BUREAU OF ADMINISTRATIVE CODE

The Collins Building • 107 West Gaines Street • Tallahassee, Florida 32399-0250 • (850) 245-6270
 FAX: (850) 245-6282 • WWW Address: <http://www.doc.state.fl.us> • E-Mail: electon@mail.doc.state.fl.us

*Rob
70*

(CDD No.6)

ORDINANCE NO. 06-038

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 03-004 ENACTED BY THE COUNTY ON FEBRUARY 4, 2003 ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 6 AMONG OTHER MATTERS AND AMENDING SECTION 1-6.5 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA IN ORDER TO CONTRACT AND CONTEMPORANEOUSLY EXPAND THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT AND AMENDING SECTION 1-6.5-83 OF THE CODE OF ORDINANCES TO PROVIDE FOR THE CHANGE OF THE DISTRICT'S NAME TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. On February 4, 2003, the County enacted Ordinance No. 03-004 (the "Original Ordinance") amending Section 1-6.5 "Community Development" of the Code of Ordinances of St. Lucie County, Florida to establish Westchester Community Development District No. 6 (the "District") as a community development district pursuant to Chapter 190, Florida Statutes (the "Act") and its external boundaries, among other matters. Subsequent to the enactment of the Amending Ordinance, all of the real property within the boundaries of the District currently contain approximately 434.14 acres of real property located entirely within the jurisdictional boundaries of the City.

2. Pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the County requesting that the boundaries of the District be contracted and contemporaneously expanded, so that thereafter approximately 446.921 acres of real property will be located within the external boundaries of boundaries of the District. The Petition also requests the change of the District's name to "Tradition Community Development District No. 6" to be consistent with the name of the community within the boundaries of the District. The Petition further requests that the county amend the Ordinance to reflect the revised boundaries of the District and the changed name of the District.

3. The County has conducted a public hearing on the Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and

FTL:1353033:2

the factors set forth in Section 190.005(1)(e) of the Act, among other factors, and hereby finds that:

- (a) All statements in the Petition have been found to be true and correct;
- (b) That the land to be included within the boundaries of the District does not exceed 50% of the acres initially located within the boundaries of the District and does not exceed 500 acres;
- (c) The District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective County comprehensive plan;
- (d) The area of land within the proposed revised boundaries of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
- (e) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
- (f) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (g) The area that will be served by the District following expansion of the District's boundaries is amenable to separate special district government.

4. The City has submitted to the County a resolution consenting to the approval of the Petition by the County.

5. The County now desires to grant the Petition by amending the Ordinance and Section 1-6.5 of the Code of Ordinances of the County, as more fully set forth herein.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. GRANT OF PETITION; AMENDMENT TO ORDINANCE TO ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT AND CHANGE NAME OF DISTRICT. The County hereby grants the Petition. Part A of the Ordinance is hereby amended to expand the external boundaries of the District by deleting Exhibit A to the Amending Ordinance in its entirety and replacing it with Exhibit A attached hereto. Accordingly, Section 1-6.5 of the Code of Ordinances of the County establishing the boundaries of the District is hereby amended so that references therein to Exhibit "A" shall mean Exhibit A attached hereto. The portion of Part A of the Original Ordinance establishing the name of the District and accordingly, Section 1-6.5-80 of the Code of Ordinances, is hereby amended to delete the reference therein to "Westchester Community Development District No. 6" and replace such reference with "Tradition Community Development District No. 6." The Original Ordinance and

the Amended Ordinance and accordingly all references in Sections 1-6.5-80 through 1-6.5-83 of the Code of Ordinances are hereby amended so that all other references therein to "Westchester Community Development District No. 6" shall be deemed to be replaced by references to "Tradition Community Development District No. 6."

PART B. CONFLICTING PROVISIONS. Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY. 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 thereof 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.

PART D. APPLICABILITY OF ORDINANCE. This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. 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 Capital, Tallahassee, Florida, 32304.


PART F. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State.

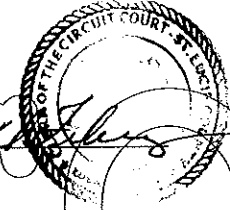
After motion and second, the vote on this ordinance was as follows:

Commissioner Doug Coward, Chairperson	AYE
Commissioner Chris Craft, Vice Chairperson	AYE
Commissioner Joseph E. Smith	AYE
Commissioner Frannie Hutchinson	AYE
Commissioner Paula A. Lewis	AYE

PASSED AND DULY ADOPTED this 15th day of August, 2006.

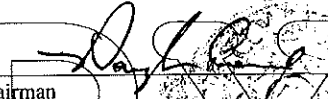
ATTEST:


Clerk



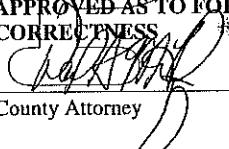
COPY

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

By: 
Chairman

COPY

APPROVED AS TO FORM AND
CORRECTNESS


County Attorney

COPY

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FTL 1353033:2

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EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT

COPY

COPY

FTL:1363033:2 A-1
COPY



ARCADIS LNW
Lawson, Noble & Webb, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 590 NW Peacock Blvd., Suite 9, Port St. Lucie, FL 34986
 (772) 878-1700 • fax: (772) 878-1802 • Web: www.lnw-inc.com
 West Palm Beach • Port St. Lucie • Orlando • Vero Beach
 ED 8432 / LB 6074

DESCRIPTION TO ACCOMPANY SKETCH

THENCE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 1954.52 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 19;

THENCE CONTINUE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, DEPARTING SAID BOUNDARY, A DISTANCE OF 2801.08 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION TRACT NO. 1 AS DESCRIBED IN THAT DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING THE BOUNDARY OF SAID CONSERVATION TRACT 1 BY THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 08°49'46" WEST DEPARTING SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 124.06 FEET;
2. NORTH 20°28'22" WEST, A DISTANCE OF 365.30 FEET;
3. NORTH 44°00'02" WEST, A DISTANCE OF 365.37 FEET;
4. NORTH 11°14'16" EAST, A DISTANCE OF 517.94 FEET;
5. NORTH 54°00'59" EAST, A DISTANCE OF 148.44 FEET;
6. NORTH 34°57'21" EAST, A DISTANCE OF 520.57 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 165.00 FEET;
7. NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 180°01'41", AN ARC DISTANCE OF 518.43 FEET TO A POINT OF TANGENCY WITH A LINE;
8. SOUTH 35°37'43" WEST ALONG SAID LINE, A DISTANCE OF 696.32 FEET;
9. NORTH 50°43'10" WEST, A DISTANCE OF 506.72 FEET;
10. NORTH 60°18'28" WEST, A DISTANCE OF 258.66 FEET;
11. NORTH 81°51'17" WEST, A DISTANCE OF 34.28 FEET;

THENCE NORTH 00°28'33" EAST DEPARTING SAID BOUNDARY, A DISTANCE OF 465.16 FEET; THENCE NORTH 35°54'36" EAST, A DISTANCE OF 835.34 FEET TO A POINT OF CURVATURE WITH CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°06'46", AN ARC DISTANCE OF 2.91 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 280.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET BEARS SOUTH 53°58'38" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 280.00 BEARS NORTH 12°37'14" WEST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, THRU A CENTRAL ANGLE OF 11°32'34", AN ARC DISTANCE OF 56.41 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 88°55'19" WEST ALONG SAID LINE, A DISTANCE OF 154.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 48°11'23", AN ARC DISTANCE OF 25.23 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 85°47'17", AN ARC DISTANCE OF 112.30 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°41'52", AN ARC

SEE SHEETS 4 & 5 OF 5 FOR SKETCH

PL 500-5991358910VER-CORR1569CDE6-1-NEW.dwg 12/9/2005 1:03:24 PM EST

REVISE BOUNDARY 3-22-05 GRB
 REVISE BOUNDARY 11-9-05 GRB
 REVISE BOUNDARY 12-9-05 JDM

SHEET 2 OF 5

JOB No. B589

DRAWN: DDB

CHECKED: GRB

DESIGN: N/A

DATE: 8-20-04

**ARCADIS LNW**

Lawson, Noble & Webb, Inc.

ENGINEERS • PLANNERS • SURVEYORS

590 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986

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EB 3432 / LB 6674

DISTANCE OF 27.59 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 310.92 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°54'07", AN ARC DISTANCE OF 97.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°32'38" EAST ALONG SAID LINE, A DISTANCE OF 400.72 FEET; THENCE NORTH 63°32'38" EAST, A DISTANCE OF 14.14 FEET; THENCE NORTH 18°32'38" EAST, A DISTANCE OF 56.55 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 68.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°56'15", AN ARC DISTANCE OF 55.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°41'10", AN ARC DISTANCE OF 37.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 46°37'27", AN ARC DISTANCE OF 47.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°28'07", AN ARC DISTANCE OF 374.94 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 1870.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 446.921 ACRES, MORE OR LESS.

COPY

SEE SHEETS 4 & 5 OF 5 FOR SKETCH

PA500-599\B3B9\DVTR\CDP-R5B9CDB6--HEV.dwg 12/9/2003 1:03:26 PM CST

REVISE BOUNDARY 3-22-05 GRB
REVISE BOUNDARY 11-9-05 GRB
REVISE BOUNDARY 12-9-05 JDM

REVISÉ BOUNDARY 12-9-05 JDM

RSB9C006-1-HEV.dwg 12/9/2003 1:03:26 PM CST

SHEET 3 OF 5

JOB No.	B589
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DRAWN: DOB

CHECKED: GRB

DESIGN: N/A

DATE: 8-20-04

ETS 4 & 5 OF 5 FOR SKETCH		P\500-599\3389\OVER\CDR B589CD06--REV.dwg 12/9/2003 1:03:26 PM EST		REVISIONS REVISE BOUNDARY 3-22-05 GRB REVISE BOUNDARY 11-9-06 GRB REVISE BOUNDARY 12-9-05 JDM		SHEET	
B589	DRAWN: DDB	CHECKED: GRB	DESIGN: N/A	DATE: 8-20			



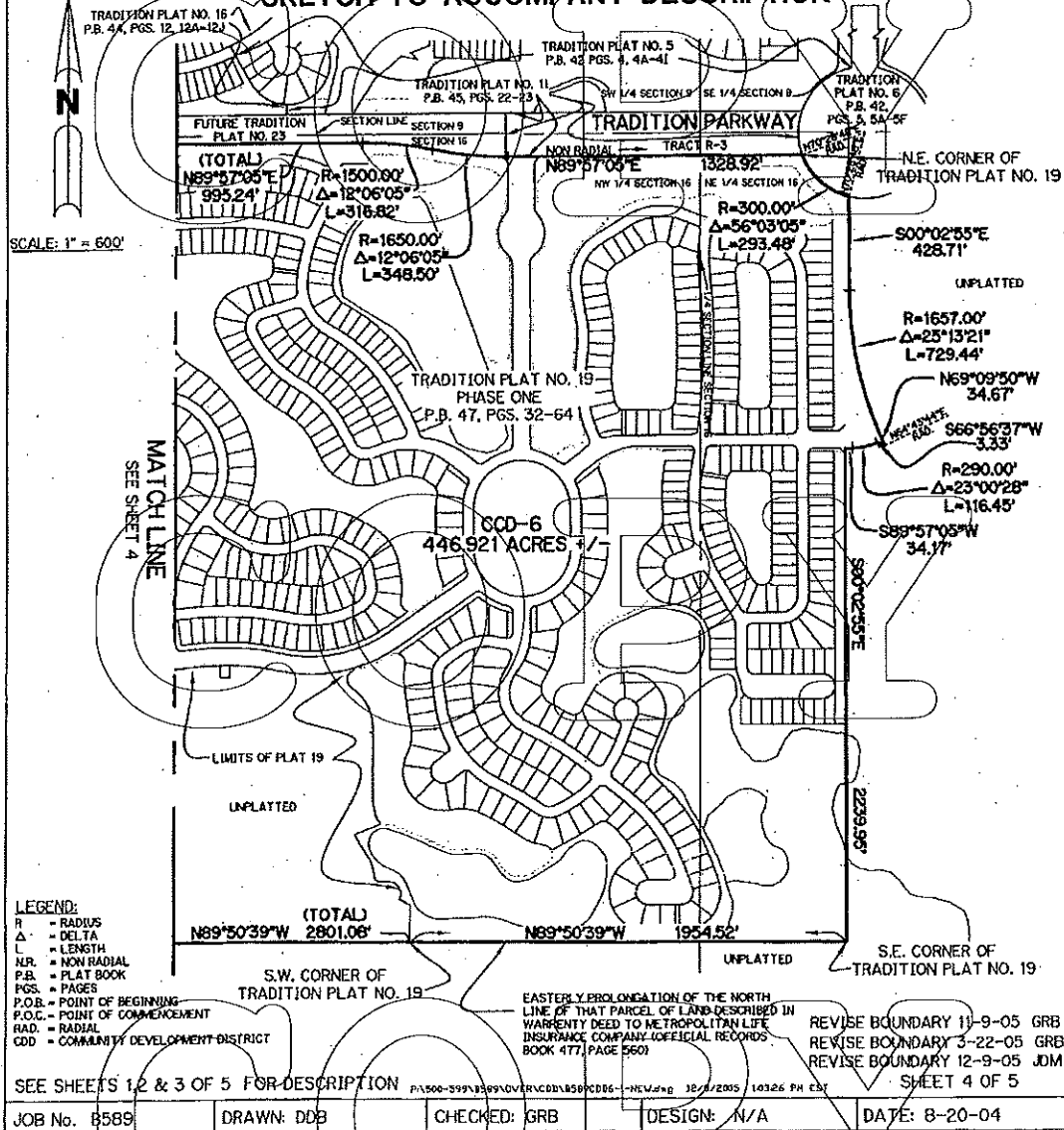
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SKETCH TO ACCOMPANY DESCRIPTION





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~~SKETCH TO ACCOMPANY DESCRIPTION~~

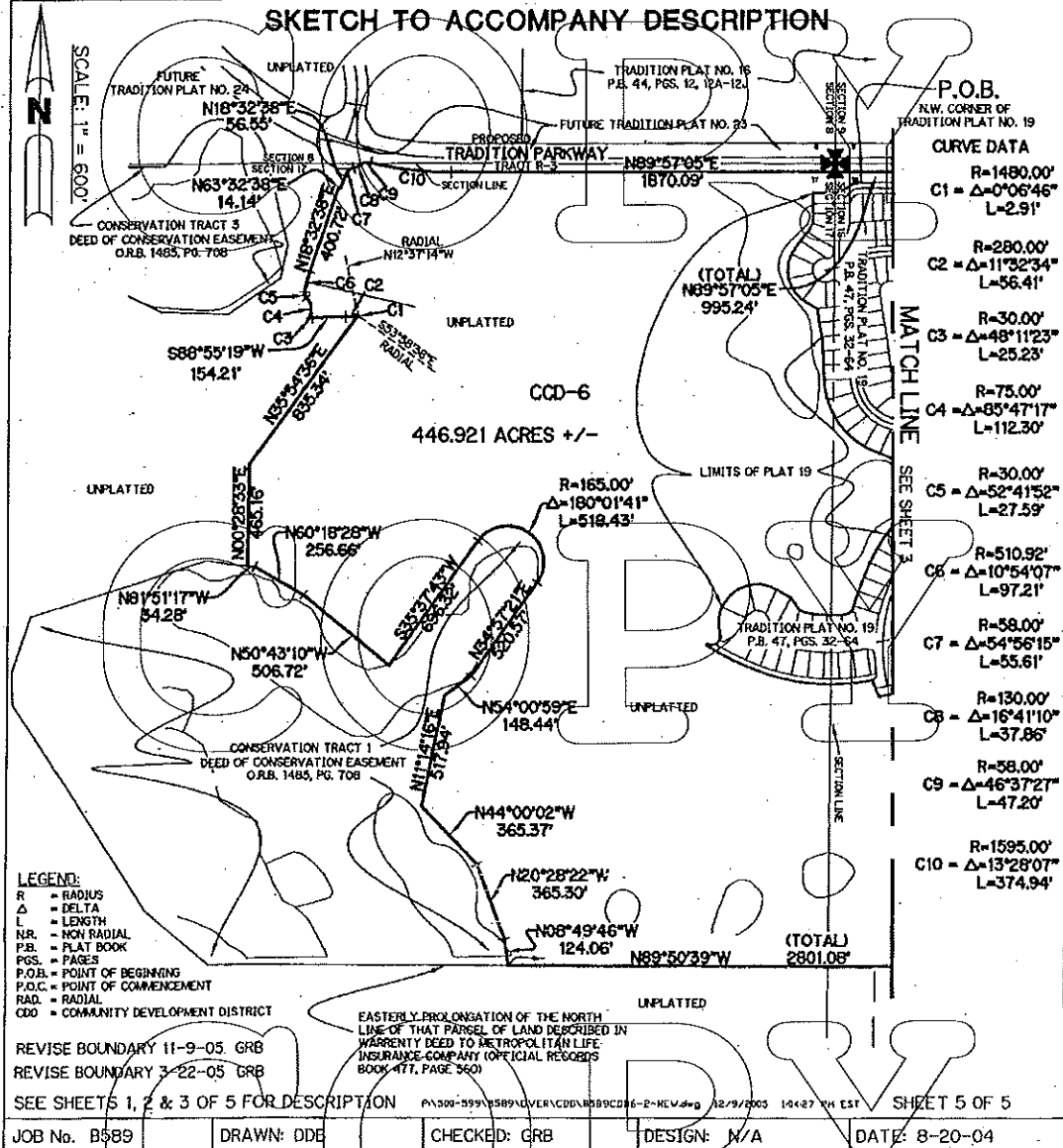


EXHIBIT D

PROPOSED TIMELINE

COPY

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7/TL:1495661:2

D-1

Estimated Timeline

- Day 1 Submit petitions to amend boundaries of Westchester CDD Nos. 1-6 to County; submit petition seeking creation of five new Tradition districts and four new Southern Grove districts (the "New Districts") to City; request City to approve amendments to boundaries of Westchester CDD Nos. 1-6
- Day 10 City puts consideration of ordinances establishing New Districts and resolution approving amendments to boundaries of Westchester CDD Nos. 1-6 on agenda; begin publishing notice of City public hearing for ordinances relating to New Districts
- Day 17 City considers first reading of ordinances establishing New Districts; adopts resolution approving amendments to boundaries of Westchester CDD Nos. 1-6
- Day 18 County puts consideration of petitions amending boundaries of Westchester CDD Nos. 1-6 on agenda
- Day 31 County enacts ordinances amending boundaries and names of Westchester CDD Nos. 1-6
- Day 33 City holds public hearings and enacts ordinances establishing New Districts

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