

In accordance with F.S. 189.069(2)(a)

1. Full Legal Name: **Verano 3 Community Development District**
2. Public Purpose: **To plan, finance, construct, operate and maintain community-wide Infrastructure.**
3. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district:

**John C. Csapo, Chairman**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 21, 2013  
Term Expires: 11-2018  
Seat #1  
[jcsapo@supvcdd.com](mailto:jcsapo@supvcdd.com)

**Robert L. Fromm, Vice Chairman & Assistant Secretary**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 17, 2016  
Term Expires: 11-2020  
Seat #2  
[rgromm@supvcdd.com](mailto:rgromm@supvcdd.com)

**Scott G. Morton, Assistant Secretary**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 17, 2016  
Term Expires: 11-2020  
Seat #3  
[smorton@supvcdd.com](mailto:smorton@supvcdd.com)

Mark Thomas  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 17, 2016  
Term Expires: 11-2018  
Seat #5  
[mthomas@supvcdd.com](mailto:mthomas@supvcdd.com)

Richard Covell, Assistant Secretary  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 21, 2013  
Term Expires: 11-2018  
Seat #4  
[rcovell@supvcdd.com](mailto:rcovell@supvcdd.com)

4. Fiscal year: **October 1 through September 30**
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter, but must include information relating to any grant of special powers.

Date of Establishment: **Established April 25, 2005 by Ordinance No. 05-20 granting those special powers to the CDD as set forth in Section 190.012(2) F.S. and by Ordinance No. 06-10 on February 13, 2006 changing the District's name.**

Click link below for Ordinance(s):

<http://www.cddsites.com/documents/Ordinances/Ordinance - Verano 3.pdf>

<http://www.cddsites.com/documents/Ordinances/Ordinance - Verano 3 Name Change.pdf>

Establishing Entity: **City of Port St. Lucie, Florida**

F.S. Chapter 190

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0190/0190.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html)

F.S. Chapter 189

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/0189.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/0189.html)

6. The mailing address, e-mail address, telephone number, and Internet website uniform resource locator of the special district:

**5385 N. Nob Hill Road**  
**Sunrise, FL 33351**  
**954-721-8681**  
<http://Verano3cdd.com>

7. A description of the boundaries or service area of, and the services provided by, the special district.

The Verano Community Development Districts (Districts) are a combination of six separate community development districts (Center CDD, CDD #1, CDD #2, CDD #3, CDD #4 and CDD #5) occupying approximately 3,061.84 acres of land located entirely within the City of Port St. Lucie, Florida and lying in portions of Sections 28, 29, 31, 32, 33, 34 and 35, Township 36 South, Range 29 East and Sections 3, 4, 5 and 6, Township 37 South, Range 39 East. In additions, the Districts are located within an approved Development of Regional Impact (DRI) encompassing all of the lands within the Districts. Access to the Districts is provided by Interstate 95 (via Crosstown Parkway) to the west and the future expansion of Crosstown Parkway to the west.

**Water management system, sanitary sewer system, water distribution system, roadway improvements, public right of way improvements.**

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

**This District currently is not imposing any taxes, fees, assessments or charges.**

- **Statutory Authority:** Florida Statutes, Ch. 170.01, 190.021 and 197.3631

9. The primary contact information for the special district for purposes of communication from the department:

**Governmental Management Services – SF, LLC**  
**5385 N. Nob Hill Road**  
**Sunrise, FL 33351**  
**954-721-8681**

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

**F.S. Chapter 112**

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0112/0112.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0112/0112.html)

**F.S. Chapter 190**

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0190/0190.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html)

**Florida Commission on Ethics:** <http://www.ethics.state.fl.us/>

11. The budget of each special district, in addition to amendments in accordance with s. 189.016.

<http://cddsites.com/documents/FY18%20Adopted/Verano3-FY18AdoptedBudget.pdf>

12. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

[https://flauditor.gov/pages/specialdistricts\\_efile%20pages/verano%20center%20community%20development%20district.htm](https://flauditor.gov/pages/specialdistricts_efile%20pages/verano%20center%20community%20development%20district.htm)