



**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

MARTIN COUNTY

**RESCHEDULED SPECIAL
BOARD OF SUPERVISORS MEETING
OCTOBER 13, 2022
9:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.hobestluciecd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HOBE-ST. LUCIE CONSERVANCY DISTRICT
Hobe Sound Polo Club
2935 SE Bridge Road
Hobe Sound, Florida 33455
RESCHEDULED SPECIAL
BOARD OF SUPERVISORS MEETING
October 13, 2022
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 27, 2022 Board of Supervisors Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Martin County Litigation.....Page 8
 - 2. Status Update Regarding RG Reserve Pipe Permit
 - 3. Status Update Regarding Howe Holdings Agreements
- H. New Business
 - 1. Consider Resolution No. 2022-09 – Approving the First Amended Water Control Plan for Unit of Development 1A.....Page 10
- I. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- J. Board Members Comments
- K. Adjourn

**HOBE-ST. LUCIE CONSERVANCY DISTRICT
NOTICE OF RESCHEDULED SPECIAL BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Hobe-St. Lucie Conservancy District (“District”) will hold a Special Board Meeting (“Meeting”) at 9:30 a.m. on October 13, 2022, in the Old Jupiter Town Hall located at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455.

This Notice supersedes the prior Notice previously stating that the Special Board Meeting will be held on October 12, 2022.

The purpose of the Special Board Meeting is to transact any business to properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District’s website at www.hobestluciecd.org or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. The Meeting may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at this Meeting, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this Meeting should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the Meeting.

Meetings may be cancelled from time to time without advertised notice.

Hobe-St. Lucie Conservancy District

www.hobestluciecd.org

PUBLISH: STUART NEWS 10/05/22

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
JULY 27, 2022

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on July 27, 2022 at 9:30 A.M. at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455.

Present were Rick Melchiori, Edward Weinberg and Robert Brown, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Robert Higgins of Higgins Engineering, Inc. as District Engineer; and Mary M. Viator, Attorney. Also in attendance was Ms. Michelle Beninda of Coventry Development, Mr. Ray Spears of The Grassroots Corp and Mr. Donald Barnes representing Canopus Sound LLC.

CALL TO ORDER

The Board of Supervisors Meeting was called to order by President Melchiori.

ESTABLISHMENT OF QUORUM

The President announced a quorum was present and it was in order to transact any business to come before the Board.

ADDITIONS OR DELETIONS TO AGENDA

None.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed approving the Minutes of the June 22, 2022 Public Hearing and Board of Supervisors Meeting, as amended.

OLD BUSINESS

1. Update Regarding Martin County Litigation

The Attorney reported the following update on the litigation filed by Martin County and SFWMD as follows:

On August 12, 2020, the Circuit Court entered two Final Judgments in the litigation. The Final Judgments essentially concluded that as a matter of law, lands owned by both Martin County and SFWMD are immune from the levy of non-ad valorem special assessments and the Special Districts have no legal authority to levy such assessments on these lands.

On September 10, 2020, Hobe-St. Lucie Conservancy District, through its appellate counsel, filed a Notice of Appeal with the Fourth District Court of Appeal.

On January 4, 2021, Hobe-St. Lucie Conservancy District filed an Initial Brief and Request for Oral Argument. The Florida Association of Special Districts (“FASD”) subsequently filed an Amicus Curiae (Friend of the Court) Brief in support of the District on January 12, 2021.

On March 5, 2021, both Martin County and SFWMD filed Answer and Briefs and Requests for Oral Argument.

On April 16, 2021, Hobe-St. Lucie Conservancy District filed a Reply Brief.

On November 17, 2021, the District Court of Appeal issued its written decision in favor of the District and reversed the summary judgment previously rendered in favor of the County and SFWMD. The Court stated in part, that both the County and SFWMD improperly conflated the terms “assessment” and “tax” “to justify their position”, and held that the District had correctly imposed a special assessment and not a tax. It further held that Sections 298.305(1) and 298.54 “provide the requisite statutory authority for imposing the special assessment,” and that Section 298.36(1) has no effect on Section “298.305(1)’s mandate to assess all lands.” The Court concluded that the reading of the law by the County and SFWMD “violate the clear mandate of 298.305(1),”

noting that both entities had paid these assessments for over twenty years.

Martin County and SFWMD filed Motions for Certification of Conflict and Great Public Importance. The District timely filed a Response on January 18, 2022. The District has also filed a Motion to Tax Appellate Costs.

On January 20, 2022, the Court denied the Motions for Certification of Conflict and Great Public Importance filed by Martin County and SFWMD.

On February 1, 2022, Martin County and SFWMD filed Motions to Stay Issuance of the Mandate. On February 10, 2022, the District filed a Response opposing these Motions.

On February 15, 2022, the Court denied the Motions to Stay Issuance of the Mandate.

On February 18, 2022, Martin County and SFWMD filed Notices to Invoke the Discretionary Jurisdiction of the Florida Supreme Court.

On February 28, 2022, Martin County and SFWMD filed their jurisdictional briefs.

On March 4, 2022, the District Court of Appeal issued its Mandate, which remands the case to the Circuit Court for entry of summary judgment in favor of the District.

On March 24, 2022, the District filed its Brief on Jurisdiction opposing jurisdiction of the Florida Supreme Court against Martin County and also SFWMD.

A hearing was held on July 15, 2022 on the District's Motion for Entry of Final Judgment. The Final Judgment dated July 15, 2022 was entered.

The judge has also entered an Agreed Order Taxing Appellate Costs in favor of the District, which has been paid.

The Florida Supreme Court rendered its decision regarding jurisdiction on July 20, 2022. No motion for rehearing will be entertained. The effect of the Supreme Court Order is that the ruling of the 4th District Court of Appeal controls. *See Hobe-St. Lucie Conservancy District v. Martin Co.* (Fla. 4th Dist. Ct. Appeal November 17, 2021).

2. Update Regarding RG Reserve Pipe Permit Application

The District Engineer stated that RG Reserve met with South Florida Water Management District. The Reserve Mitigation Bank was not doing its job to maintain and enhance the wetlands and there had been adverse impacts to the District in the form of a berm washout. The Board had directed the District Engineer notify South Florida Water Management District of the damage issues and to coordinate with South Florida Water Management District regarding the failure of RG Reserve to comply with the RG Mitigation Bank Permits.

The District Engineer stated SFWMD asked RG Reserve to work with HSLCD, with the understanding RG Reserve needs to pay HSLCD for the damages. The District Engineer indicated the landowner to the north was being brought in. The District Engineer was directed to continue to follow up regarding the Mitigation Bank Connection.

3. Update Regarding Howe Holdings Agreement

The District Engineer commented on Howe Holdings.

The District Engineer explained that Howe Holdings had a lease back with Thomas Produce and Thomas Produce has paid the past charges for 2021. Howe Holdings is to pay the charges going forward for 2022 and is cooperating. The Board deferred action based on the circumstances and that payment of past charges had been received from Thomas Produce. The District Engineer was directed to continue to follow up.

NEW BUSINESS:

1. Consider Approval of Irrigation Agreement between the District and Canopus Sound LLC

The District Engineer presented the proposed Irrigation Agreement between the District and Canopus Sound LLC.

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed

approving the Irrigation Agreement between the District and Canopus Sound LLC in accordance with the revised Irrigation Policy, subject to reimbursement of the District's Legal and Engineering Fees.

Mr. Brown announced a Conflict of Interest. Form 8B filed in District Records.

ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer commented on the overall drainage issues.

2. District Attorney's Report

The Attorney reported on matters as they appeared on the Agenda.

The Attorney further commented on the status and the Bond Validation process relating to the issuance of bonds for Unit of Development No.1A.

3. Manager's Report

The District Manager reported on matters as they appeared on the Agenda.

4. Field Operations Report

Mr. Spears inquired as to the funding of the Grant for Unit 3 Water Control Structure. The contractor has been given Notice to Proceed. Separately Mr. Spear inquired about funding for a roof replacement at the St. Lucie Pump Station. Following discussion by the Board, it was the consensus of the Board to request proposals to perform the work and bring it back to the Board.

SUPERVISOR COMMENTS

NONE

NEXT MEETING

The next Board of Supervisors' Meeting was scheduled for September 28, 2022.

ADJOURN

There being no further business to come before the Board, the Meeting was adjourned.

President

Secretary

CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

ATTORNEYS AT LAW

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KENNETH W. EDWARDS
CHARLES F. SCHOECH
MARY M. VIATOR
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OF COUNSEL
BETSY S. BURDEN

TELEPHONE: (561) 655-0620
TELECOPIER: (561) 655-3775

MEMORANDUM

TO: Board of Supervisors
FROM: Caldwell Pacetti Edwards Schoech & Viator, LLP
DATE: September 14, 2022
RE: Hobe-St. Lucie Conservancy District
Update Regarding Martin County/SFWMD Lawsuit

The following is an update on the litigation filed by Martin County (“the County”) and South Florida Water Management District (“SFWMD”), as follows:

APPEAL

On August 12, 2020, the Circuit Court entered two Final Judgments in the litigation. The Final Judgments essentially concluded that as a matter of law, lands owned by both Martin County and SFWMD are immune from the levy of non-ad valorem special assessments and the Special Districts have no legal authority to levy such assessments on these lands.

On September 10, 2020, Hobe-St. Lucie Conservancy District, through its appellate counsel, filed a Notice of Appeal with the Fourth District Court of Appeal.

On January 4, 2021, Hobe-St. Lucie Conservancy District filed an Initial Brief and Request for Oral Argument. The Florida Association of Special Districts (“FASD”) subsequently filed an Amicus Curiae (Friend of the Court) Brief in support of the District on January 12, 2021.

On March 5, 2021, both Martin County and SFWMD filed Answer and Briefs and Requests for Oral Argument.

On April 16, 2021, Hobe-St. Lucie Conservancy District filed a Reply Brief.

On September 28, 2021, the District Court of Appeal heard oral argument in this matter.

On November 17, 2021, the District Court of Appeal issued its written decision in favor of the District and reversed the summary judgment previously rendered in favor of the County and SFWMD. The Court stated in part, that both the County and SFWMD improperly conflated the terms “assessment” and “tax” “to justify their position,” and held that the District had correctly imposed a special assessment and not a tax. It further held that Sections 298.305(1) and 298.54 “provide the requisite statutory authority for imposing the special assessment,” and that Section 298.36(1) has no effect on Section “298.305(1)’s mandate to assess all lands.” The Court concluded that the reading of the law by the County and SFWMD “violate the clear mandate of 298.305(1),” noting that both entities had paid these assessments for over twenty years.

On November 23, 2021, the District Court of Appeal granted the County’s and SFWMD’s Motions for Extension of Time to allow them to file any post-opinion motions by December 17, 2021. Martin County and SFWMD filed Motions for Certification of Conflict and Great Public Importance. The District timely filed a Response on January 18, 2022. Appellate counsel has notified counsel for Amicus FASD of its option to participate but has not received a response. The District has also filed a Motion to Tax Appellate Costs.

On January 20, 2022, the Court denied the Motions for Certification of Conflict and Great Public Importance filed by Martin County and SFWMD.

On February 1, 2022, Martin County and SFWMD filed Motions to Stay Issuance of the Mandate. On February 10, 2022, the District filed a Response opposing these Motions.

On February 15, 2022, the Court denied the Motions to Stay Issuance of the Mandate.

On February 18, 2022, Martin County and SFWMD filed Notices to Invoke the Discretionary Jurisdiction of the Florida Supreme Court.

On February 28, 2022, Martin County and SFWMD filed their jurisdictional briefs.

On March 4, 2022, the District Court of Appeal issued its Mandate, which remands the case to the Circuit Court for entry of summary judgment in favor of the District.

On March 24, 2022, the District filed its Brief on Jurisdiction opposing jurisdiction of the Florida Supreme Court against Martin County and also SFWMD.

On July 20, 2022, the Florida Supreme Court declined jurisdiction to hear the matter, thereby upholding the Appellate Court decision that the District had properly imposed a special assessment against Martin County and South Florida Water Management District.

On August 19, 2022, a Supplemental Final Judgment Taxing Costs was rendered in favor of the District.

On July 15, 2022, pursuant to the Appellate Court’s mandate, Final Summary Judgment was entered in favor of the District.

RESOLUTION 2022-09

RESOLUTION OF THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE
CONSERVANCY DISTRICT APPROVING THE FIRST AMENDED
WATER CONTROL PLAN FOR UNIT OF DEVELOPMENT NO. 1A

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT is an independent special district duly organized and validly existing under the Constitution and the Laws of the State of Florida, including applicable provisions of Chapter 298, Florida Statutes, as amended, and Chapter 2005-239, Laws of Florida as amended and supplemented (together the "Act"); and

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Board of Supervisors in accordance with the provisions of Chapter 2005-239, Laws of Florida as further amended and supplemented, and Chapter 298, F.S., as amended, previously adopted the Water Control Plan for Unit of Development No. 1A dated June 22, 2022; and

WHEREAS, the First Amended Water Control Plan incorporates facilities that Hobe-St. Lucie Conservancy District intends to commence implementing within five (5) years thereby bringing the Water Control Plan ("Plan") into compliance with Section 298.225(3)(g), F.S., which requires the Water Control Plan to include a "detailed description of the facilities and services that the water control district plans to provide within five (5) years;" and

WHEREAS, in accordance with Section 298.301(1) and Section 298.225(8), F.S., and Chapter 2005-239, Laws of Florida, as amended, Hobe-St. Lucie Conservancy District's Board of Supervisors has the power to adopt as well as to change, alter or amend a previously approved plan by adoption of a Resolution, provided that, the plan or amendment does "not result in the revision of the district's current plan or require the increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law, or judicial proceeding, a change in the use of said assessments or taxes or substantial change to district facilities," or that it

is a minor, insubstantial amendment to district plans or engineer's reports, and such amendments or reports may be adopted by resolution of the Board of Supervisors. "Minor, insubstantial amendments include amendments to the water control plan which replace, relocate, reconstruct, or improve and upgrade district facilities and operations consistent with the adopted water control plan, but which do not require increasing assessments beyond the maximum amount authorized by law, or amendments to engineer's reports which do not increase the total assessment of benefits"; and;

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Engineer has prepared and submitted a proposed First Amended Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, a copy of which is attached hereto and identified as Exhibit "A", and further, has submitted an Engineer's certification, a copy of which is attached hereto and identified as Exhibit "B," certifying that said proposed First Amended Water Control Plan for Unit of Development No. 1A complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

NOW, THEREFORE, be it resolved by the Board of Supervisors of HOBE-ST. LUCIE CONSERVANCY DISTRICT as follows:

1. The Board finds that HOBE-ST. LUCIE CONSERVANCY DISTRICT's Engineer has certified the First Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

2. The First Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A is hereby approved and adopted.

3. The Board of Supervisors of HOBE-ST. LUCIE CONSERVANCY DISTRICT hereby authorizes all appropriate action necessary to be taken to effectuate the binding effect of the First Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A upon the owners of all real property located within said District, including their successors and assigns.

4. If any revision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable in any contexts, the same shall not affect any other provision herein or render any other provision hereof (or such provision of any other context), invalid, inoperative or unenforceable to an extent whatsoever.

5. This Resolution shall be filed with the Secretary of HOBE-ST. LUCIE CONSERVANCY DISTRICT.

6. All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.

7. This Resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON SEPTEMBER 28, 2022.

HOBE-ST. LUCIE CONSERVANCY
DISTRICT

(DISTRICT SEAL)

By: _____
President

ATTEST:

By: _____
Secretary

[Date]

Board of Supervisors
Hobe-St. Lucie Conservancy District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Fla. 33401

RE: FIRST AMENDED WATER CONTROL PLAN
MINOR AMENDMENT –UNIT OF DEVELOPMENT 1A

Dear Board of Supervisors:

Please be advised that in accordance with Section 298.301(1), Section 298.225(8), F.S. and Chapter 2005-239 Laws of Florida, as amended, I hereby certify that all the land subject to the previously adopted Plan for Unit of Development No. 1A to the extent that said lands are affected by the First Amended Water Control Plan for Unit of Development No. 1A (“Plan”), comply with the criteria set forth in Section 298.225(8), F.S., and comply with the criteria set forth in Chapter 2005-239 Laws of Florida, as amended, wherein the Amendment “does not result in a revision of the District’s current Plan to require the alteration or increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law or judicial proceeding, a change in the use of said assessments or taxes or substantial change to District facilities,” and that it is a minor, insubstantial Amendment to District Plans. Minor, insubstantial Amendments include Amendments to the Plan, which replace, relocate, reconstruct, or improve an upgrade in District facilities and operations consistent with the adopted Plan, which do not require increasing assessments beyond the maximum authorized by law, or amendments to engineers reports which do not increase the total assessment of benefits.

I further certify that in accordance with the provisions of Chapter 99-473, Laws of Florida, that all land benefited by the improvements provided for in the original Plan receives the same or greater benefits as previously assessed and that the estimated cost of implementing the Plan, as amended, does not exceed the total benefits assessed in the manner provided by law.

XXXXXXXXXX

FL P.E. xxxxxx

Date: _____



HIGGINS ENGINEERING, INC.

WATER CONTROL PLAN

Unit of Development
No.1A
Hobe St. Lucie Conservancy District

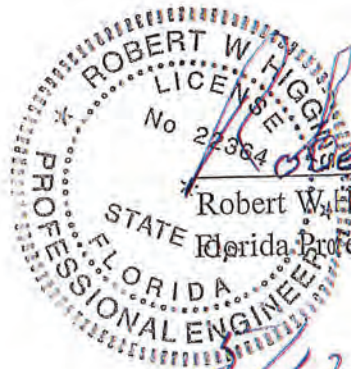
December 2021
February 2022
March 2022
April 2022
August 2022

Prepared by:
Higgins Engineering, Inc.

07-18.8

Engineer's Certification

I hereby certify, as a Professional Engineer in the State of Florida, that the information in this Water Control Plan for Hobe St. Lucie Conservancy District Unit of Development No. 1A was assembled under my direct responsible charge. The information provided herein was based in part on the information that was available and obtained from sources identified in this Water Control Plan. This Plan is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This Certification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-29, Florida Administrative Code.


Robert W. Higgins, P.E.
Florida Professional Engineer No. 22364
5/12/22
Date

Higgins Engineering, Inc.
4623 Forest Hill Blvd, Suite 113
West Palm Beach, FL 33415

(Reproductions are not valid unless signed,
Dated and embossed with an Engineer's Seal)

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Exhibits

Exhibit No.

1. HSLCD Units of Development Location Map
2. Map and Legal Description for HSLCD Unit of Development No. 1A
 - 2-1 HSLCD Location Map
 - 2-2 Legal Description
3. Offsite Drainage Areas
4. Water Control System Map
 - 4-1 Water Control System Map
 - 4-2 Cross Sections
 - 4-3 Cross Sections
5. Common Facilities Map
6. Well Location Plan
7. Easement Location Map
8. Cost Estimate for Proposed Improvements

I. Introduction

A. General

The Hobe-St. Lucie Conservancy District ("HSLCD") was created pursuant to Final Judgment Incorporating Drainage District by the Circuit Court, Nineteenth Judicial Circuit, Martin County, Florida, Civil Action 2297. The Final Judgment was signed by Circuit Judge C. Pfeiffer Trowbridge at Stuart, Florida, on March 1, 1972. The Court action was taken based on the Petition filed in the Court by Hobe Grove Associates, LTD., a limited partnership, and D. Frederick Barton for the creation of a drainage district in Martin County, Florida, under and pursuant to provisions of Chapter 298, Florida Statutes, and known as the General Drainage Law.

An Order to Extend HSLCD Boundaries, dated March 8, 1979, with a subsequent Clerical Correction in the Order to Extend HSLCD Boundaries, dated March 25, 1979, amended the Final Judgment that created the HSLCD on March 1, 1972.

Legislative action in 2005, Chapter 2005-339, Laws of Florida, codified the HSLCD Special Acts and amended the boundaries of HSLCD. The additional lands (also known as Greenridge) were designated as HSLCD's Unit of Development No. 5.

Legislative action in 2007, Chapter 2007-296, Laws of Florida, amended the boundary of HSLCD. The boundary to HSLCD's Unit of Development No. 5 was revised to include the lands from the 2007 legislative action.

Chapter 2005-339, Laws of Florida, sets forth the powers of HSLCD. This Water Control Plan provides for supplying irrigation water to the agricultural properties, water conservation, drainage of properties, and maintenance of the roads within HSLCD.

HSLCD is governed by a 3-member Board of Supervisors, each member of which holds office for a three-year term. The terms of the Supervisors are staggered so that no more than one Supervisor is elected at the Annual Landowners Meeting held in June of each year. At the Annual Landowners Meeting, any landowner owning an acre or fraction thereof of property within HSLCD's jurisdictional boundary is entitled to vote, on an owned acreage basis, for each Supervisor position then subject to election.

HSLCD's Board of Supervisors meets regularly in June of each year for an Annual Supervisors Meeting. The Board also meets throughout the year as needed for advertised meetings to conduct HSLCD business.

B. Authorization

HSLCD's Board of Supervisors Approved and Confirmed Unit of Development No. 1 on April 13, 2007. The Water Control Plan for Unit of Development No. 1, dated April 2007, and Engineer's Report was approved on June 29, 2007. HSLCD's Board of Supervisors subsequently authorized the preparation of the Amended Water Control Plan, the Second Amended Water Control Plan, and the Third Amended Water Control Plan for Unit of Development No. 1. The Amended Water Control Plan and Engineer's Report for Unit of Development No. 1 was approved and confirmed on June 26, 2008. The Second Amended Water Control Plan and Engineer's Report for Unit of Development No. 1 was approved and confirmed on August 20, 2009. The Third Amended Water Control Plan dated August 2021, and Engineer's Report, dated November 2021 for Unit of Development No.1 to be approved and confirmed in the future pursuant to Chapter 298 F.S.

HSLCD's Board of Supervisors authorized the preparation of the Water Control Plan for Unit of Development No. 1A ("the Plan") on August 4, 2021.

Unit of Development No. 1A means that a certain parcel of land located in Martin County, Florida, containing approximately 1,530.89 acres and more particularly described as Tracts A and D as set forth in the Hobe Sound Equestrian Plat recorded in Plat Book 17, Page 79, Public Records of Martin County, Florida together with the improved property known as the Hobe Sound Polo Club, as set forth on the Plat recorded in Plat Book 16, Page 78. Public Records of Martin County, Florida.

C. Acknowledgements

This Water Control Plan for Unit of Development No. 1A is based in part on data and information contained in the Third Amended Water Control Plan for Unit of Development No 1, dated August 2021.

D. Purpose and Scope

The purpose of this Water Control Plan is to modify the Unit of Development No. 1A HSLCD improvements/facilities currently operated and/or maintained by HSLCD. Existing District facilities will be modified, and new facilities constructed, as necessary, to facilitate further changes in development plans for the proposed Discovery PUD subdivision and to accommodate a new golf course and ancillary facilities.

This Water Control Plan provides for the proposed project that will be developed by Discovery Land Company and will consist of a maximum of 317 residential units on 1,530.89 acres, which

equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by approximately 200-acres of lakes, an 18-hole Golf Course, and more than 124.41 acres of native wetland and upland habitat that will be restored adjacent to the Atlantic Ridge Preserve State Park. The lake front amenities include a Golf and Clubhouse with ten golf suites and an Outdoor Family Recreation and Sports Park. The Golf Course will also feature two driving range facilities, a Par 3 mini course, and Clubhouse with teaching and practice facility.

The existing Polo Club equestrian uses the polo fields along the Bridge Road frontage which will be maintained and enhanced by additional support facilities including expansion of the existing Equestrian/Polo club facilities, addition of equestrian-orientated neighborhood, and riding trails throughout the project. A Right of Way dedicated to HSLCD from Bridge Road to the Atlantic Ridge Preserve State Park along the east boundary of the project will be constructed.

The proposed golf course and residential lots will be graded significantly higher than existing grade. The proposed topography for these will have elevations in the range of 45 feet NAVD which will require approximately 30 feet of fill above existing grade.

The project proposes the use of a potable water distribution system and wastewater collection system. The utility provider will be South Martin Regional Utilities by way of water main and force main extension improvements. Tract will be dedicated to HSLCD for future use. These features are planned to enter the site from the North.

E. Land in Unit of Development No. 1A

The land area within Unit of Development No. 1A encompasses approximately 1,530.89 acres and is located in the unincorporated area of Martin County, Florida. All of Unit of Development No. 1A lies within the original HSLCD Unit 1. A location map of Unit of Development No. 1A in relation to the boundaries of HSLCD is shown in Exhibit 1. The legal description and map for this Unit of Development is shown in Exhibits 2-1 and 2-2.

The proposed project is located within Unit of Development No. 1A, north of Bridge Road, roughly one mile east of the I-95 Interchange in unincorporated Martin County, Florida. The project includes all of the Hobe Sound Polo Club recorded plat, which consists of approximately 1,307-acres, and Tract A and D of the Hobe Sound Equestrian club recorded plat, which consist of approximately 223 acres. The Hobe Sound Polo Club, consisting of 50 twenty acres lots, was partially constructed.

The property changed to "Rural Lifestyle Development" land use but shall be converted from 50 twenty acre lots to the afore mentioned ranch sites and golf course and supporting facilities.

F. Lands outside HSLCD Boundaries Receiving Services

Lands that are outside the boundaries of Unit of Development No. 1A that connect with the water control system within the Unit of Development No. 1A are illustrated in Exhibit 3. Lands outside HSLCD boundaries shall continue to receive drainage services, although some modifications to the existing system are required under this plan as illustrated in Exhibits 4-1, 4-2 and 4-3.

Thomas Produce is a 300-acre agricultural site located to the southeast of Unit of Development No. 1A. These lands connect with the water control system within, and receive drainage services through, the Unit. Water drains through a 48" culvert to the internal lake system where 1 inch of water quality treatment will occur.

Atlantic Ridge Preserve State Park is a 4,886-acre preserve located between U.S. 1 (Federal Highway) and the South Fork of the St. Lucie River, at the north end of the Unit of Development No. 1A. It passes water from the east side of the Unit, along the canal on the north of the Unit, to the Outfall Canal OC-1 (see Exhibit 3) via a flow through wetland preserve, then flows continuing westward to Outfall Canal OC-1, which will be reconstructed.

At the south end of Unit of Development No. 1A, the "South Fork Canal" passes water from Lands South of Unit of Development No. 1A to the internal lake system. The flows will be piped along the west boundary. These lands drained through the HSLCD prior to the construction of any water management system and continue to do so without an agreement or permit.

G. West Boundary Culvert Sizing

The 1,664-acre drainage area south of Bridge Road will be piped by culvert. This area generates a flow of 44.2 cubic feet per second. Using a 60-inch culvert results in a headloss of 0.57 feet. This culvert is shown on Exhibits 4-1 and 4-2.

The analysis calculates the headloss for a 60" HDPE culvert length of 2,355 feet using a 44.2 cubic feet per second (CFS) flow using Manning's equation:

$$Q = Av = (1.49/n)A(R^{2/3})S^{1/2}$$

Where:

Q = Flow Rate, (ft³/s)

v = Velocity, (ft/s)

A = Flow Area, (ft²)

n = Manning's Roughness Coefficient

R = Hydraulic Radius, (ft)

S = Slope or gradient, (ft/ft)

From this equation we estimated the "slope" or gradient between the water elevation at the culvert inlet and culvert outlet, and the length of the culvert. The analysis uses a Manning's value for HDPE of 0.012.

CULVERT SIZE (inches)	HDPE Manning's number	Flow (CFS)	Flow area (ft ²)	Velocity (ft/s)	R (ft)	Slope (ft/ft)	Pipe length (ft)	Headloss (ft)
60	0.012	44.2	19.6	2.25	1.25	0.000241	2355	0.57

The table above shows that for a flow of 44.2 CFS, the head loss is 0.57 ft, which indicates a partially full flowing culvert.

II. Existing Conditions in the Unit of Development No. 1A Area

A. Topography

USGS Quad Sheet Gomez shows elevations ranging between 5 and 17 feet National Geodetic Vertical Datum 1929 ("NGVD 1929") for the area within the Unit of Development No. 1A boundaries. Unit of Development No. 1A generally slopes downward from south to the north.

The existing onsite soils are predominantly Wabasso Sand, Riviera Fina Sand, Pineda Sand, Floridiana Fina Sand (depressional), and Riviera Fine Sand (depressional). The soils characteristics are nearly level, poorly drained sands with water tables strongly influenced by the conveyance features in and around the site. The site was developed for citrus crops many years ago but is presently a partially completed Hobe Sound Polo Club.

The site consists of existing roads, swales, and canals that provide site drainage and limit the elevation of the water table onsite. The elevation of the Seasonal High-Water Table (SHWT) is estimated to be between 7.0 and 8.0 feet NAVD based on data from previously permitted projects on this site and is heavily influenced by the perimeter canals. The average SHWT determined by recent project specific borings will be used for the control elevation for the post-development condition which will be 8.5 ft. NAVD. The Grove Golf Club, which is adjacent to this site, maintains a control elevation of 6.0 feet NAVD.

B. Land Use and Zoning

The historic land use within Unit of Development No. 1A is primarily agricultural land use. The previous land use is residential twenty-acre ranch sites, a proposed golf course, and ancillary facilities.

Unit of Development No. 1A is located in the unincorporated area of Martin County, Florida. The Martin County Zoning classification for the Unit of Development No. 1A area is listed as A-1 (Agricultural). The proposed land use is to be a PUD.

C. History of Water Control for the Area

The design criteria for the water control system is listed below. This information is based on the design criteria contained in the HSLCD Unit 1 Water Control Plan, dated April 2007.

A series of water control plan amendments for the existing Unit 1 development have been updated since 2007 (see next page).

a. Channel Design Criteria — Drainage

The drainage capacity of the system is designed for the peak removal of 4 inches of surface water in 24 hours, at flood stages. The basic average design capacity is 2 inches removal in 24 hours, with channel stages maintaining a 2-foot freeboard. All channels are designed with a 1:1 side slope. Grades and cross sections are designed for a maximum flow velocity of 2 feet per second. Culverts are designed for a velocity of 2 to 4 feet per second, and of a size that will create a head of no more than 0.2 feet within the length of the culvert at full flow. Channel sections and grades are designed to preserve a free water table in the adjacent soil of 48 inches below the ground surface if possible.

b. Channel Design Criteria — Irrigation

The HSLCD drainage channel system is also available for use for the distribution of irrigation waters. The capacity of the channel system is the normal movement of 2 inches of surface water in 24 hours. The irrigation supply is generally designed for an application rate of not more than 1 inch in 24 hours. The channel system capacity exceeds the capacity required for the movement of irrigation water.

c. Irrigation Water Supply

The irrigation water is supplied from ground water wells, internal lakes, and from the St. Lucie (SFWMD C-44) Canal. A pump station at the C-44 delivers water to Unit 2, then on to Unit 3, and lastly, northward into Unit 1A. Refer to the Water Control Plans for Unit of Development Nos. 1, 2 and 3 and the South Florida Water Management District Water Use Permit No. 43-00057-W for existing well locations and capacities (see Exhibit 6), under this plan two (2) existing wells are for supplemental golf course irrigation water and will remain.

HSLCD has an irrigation supply pump station on the St. Lucie (C-44) Canal. This pump station is only used for irrigation supply and has no drainage function. The St. Lucie Canal's water source is water from Lake Okechobee (and localized drainage). The pump station design criteria was to provide approximately 1/4 inch of water per day to the HSLCD.

d. Levee Flood Protection

The entire area of the HSLCD, comprising of both improved and unimproved lands, is enclosed by an outside levee (berm) which prevents any flow of surface waters onto any lands within HSLCD.

III. Water Control Plan Improvements

A. Surface Water Management System Improvements

1. Description of Improvements/Unit of Development No. 1A

The property has been utilized for citrus production for several decades. Most recently the property has partially developed twenty acre lots with supporting polo facilities. The property contains no native wetlands or upland habitat.

The property is located totally within the Hobe-St. Lucie Conservancy District Unit 1 and contains perimeter agricultural canals and a relocatable drainage easement which are dedicated to and maintained by the Hobe-St. Lucie Conservancy District.

a. Internal Lake System

This Plan provides for the construction of facilities to support the new development including a system of lakes and pipe structures. These modifications shall also include the construction of ancillary drainage structures, outfalls, and appurtenances.

The final configuration of lakes may vary based on actual site conditions and as the final site design warrants.

b. Atlantic Ridge Preserve State Park Improvements

Part of the proposed water management plan is to improve the conveyance and discharge of the Atlantic Ridge Preserve State Park (ARPS) runoff. The project proposes improvements of the conveyance system located along the eastern property line of the District. The project also includes the reconstruction of the northern relief canal and outfall, as well as construction of a restored wetland flow through marsh into the Hobe St Lucie Conservancy District Outfall Canal (see Exhibit 4-1).

c. Outfall Canals and Discharge Control Structures

HSLCD has three discharge structures. These structures shall remain in place and shall discharge to the South Fork of the St. Lucie River (Unit 1 Outfall) and the other two discharge to the Loxahatchee River via the Cypress Creek and Gulfstream Canal. Generally, lands north of Bridge Road drain to the South Fork of the St. Lucie River and lands south of Bridge Road drain to the Loxahatchee River.

Excess storm water flow from the Unit 1A lands will be collected and conveyed, via swales, to interconnected lake then on to the Unit 1 Outfall Canal. The Outfall Canal locations are shown on Exhibit 5. All of the facilities are considered common to all of HSLCD. Flows in these canals are regulated by water control structures that are described as follows:

Unit of Development No. 1 Outfall Structure, which discharges to the South Fork of the St. Lucie River, serves the area referred to as Unit of Development No. 1 and the offsite lands south, north and east of HSLCD. The structure has a steel pile wall across the canal with concrete discharge bays. There are 3 discharge bays, 4 feet 6 inches wide, with a concrete sill at elevation 2.0 Feet NGVD. Stop logs can be placed in these bays to vary the water elevation upstream of the structure. There are two (2) overflow weirs, 5 feet 6 inches wide, at elevation 10.0 Feet NGVD on each side of the discharge bays. There is a concrete cap across the structure at elevation 14.5 Feet NGVD. This replaced the original structure and was constructed in 1993.

There is an Outfall Control Structure for the golf course at the north end of the golf course. This outfall structure is manual as operated by the HSLCD personnel and maintained by

HSLCD at their discretion. The structure is detailed in SFWMD ERP Permit Number 43-02812-P.

2. SFWMD Permits

Permits are on file with the District Manager.

B. Easements Dedicated to HSLCD

HSLCD has easements dedicated for access and for the operation and maintenance of the surface water management system. These easements will need to be relocated in accordance with the relocatable easement and dedicated to HSLCD for access and to maintain and operate the water management system. Refer to Exhibit 5 for location of Outfall and Irrigation Water Supply Canals. A copy of the (relocatable) Easement, as amended, for the B-14 Grove is recorded in ORB 2191, Page 2163, as partially abandoned in ORB 2369, Page 1588, all in the official records of Martin County, Florida. The water control structure for the golf course will have a 20-foot access and maintenance easement. The easements shown on the revised Exhibit 7 have been adjusted to reflect the easements dedicated to the District for a portion of the lands in Unit of Development No.1A, in addition of adjustments to easements for the golf Course.

C. Cost of Improvements

The total projected cost of the improvements described herein is approximately \$165,189,979. A detailed cost estimate of the improvements, including the construction of a new canal, is contained in Exhibit 8.

IV. Maintenance/Operational Responsibilities

Maintenance and operational responsibilities of HSLCD include cleaning and/or maintaining canals, culverts and other water control structures, pumps, and wells and operation of pump stations and water control structures and irrigation wells. HSLCD shall also assume the responsibility of the landowner in the Agreements with the lands outside HSLCD.

V. Method of Financing

All proposed modifications and improvements specified under this amendment shall be paid from Developer contribution(s) or from the sale of bonds. The cost for operation and maintenance of the Unit 1A District improvements shall be paid annually by Unit 1A landowners.

as a non-ad valorem assessment upon the benefited lands within HSLCD. SFWMD permits on file with the District Manager.

Additionally, the proceeds from the sale of bonds may be used for maintenance or such other lawfully authorized improvements in the Plan, or other units of development and their Plans for the benefit of Unit 1A, to the extent the separate unit of development is intended to benefit those same lands.

VII. Recommendations

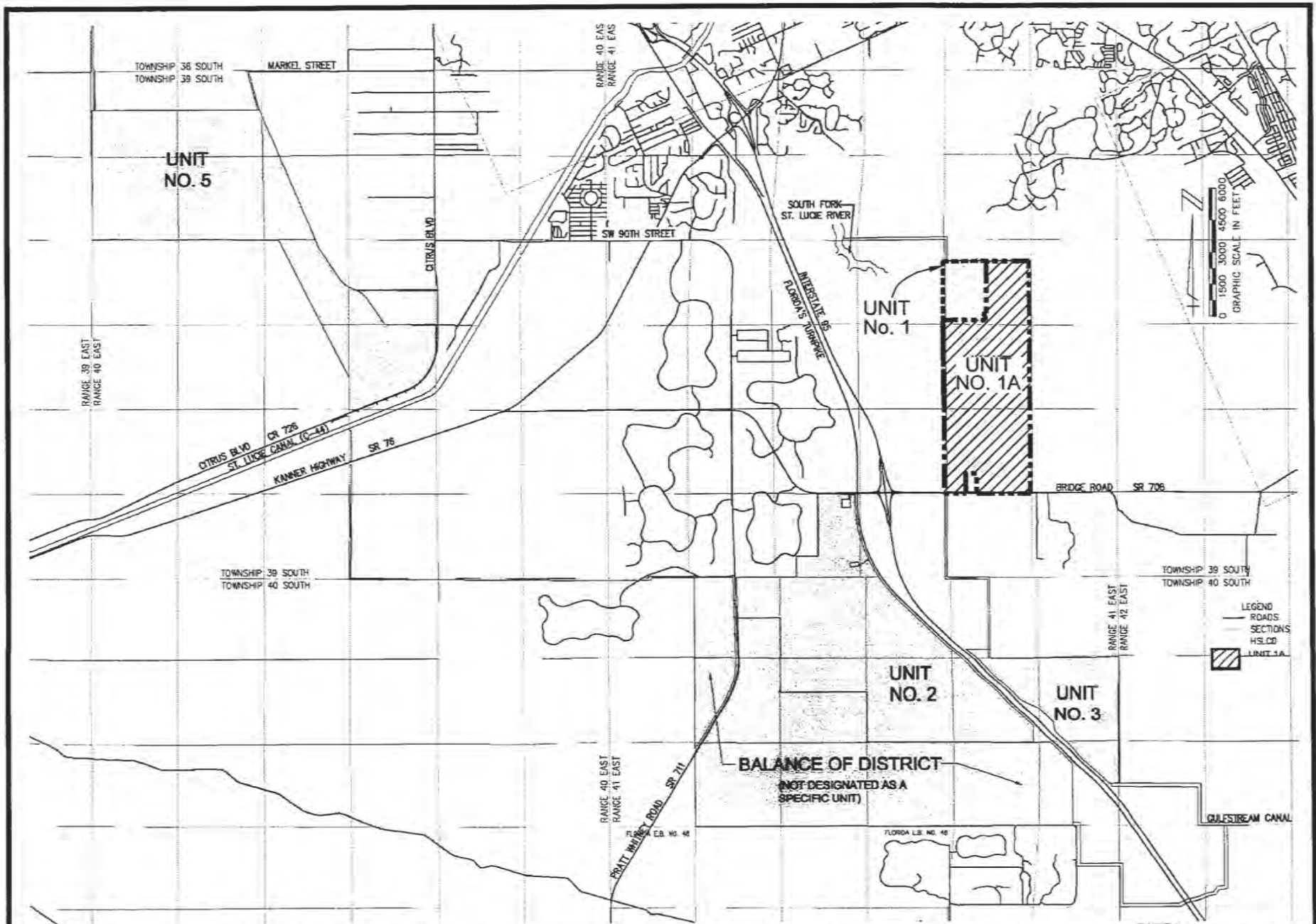
Based on the information presented in this Unit 1A Water Control Plan, the following recommendations are made:

The Unit 1A Water Control Plan is submitted to the Supervisors at a HSLCD Board of Supervisor's Meeting, so that the Board can adopt a Resolution to Consider Adoption of the Unit No 1A Water Control Plan.

- A. HSLCD shall take all the necessary procedural and legal steps required for the Unit 1A Water Control Plan to be approved by the HSLCD Board of Supervisors.
- B. That all easements required be furnished to HSLCD in perpetual easements meeting the approval of HSLCD Attorney, the District Engineer, and the Board of Supervisors.
- C. HSLCD continues maintenance and operation of the remaining Unit 1 facilities to the benefit of all the lands remaining within Unit 1. HSLCD will manage and operate Unit 1A facilities to the benefit of all land within Unit 1A and in accordance with the applicable SFWMD permits for the lands outside Unit 1.

Exhibit 1

HSLCD Units of Development Location Map



NOTE: BASE INFORMATION OBTAINED FROM MOCK ROOS DRAWING NO. gncsex26.dwg DATE: April 2007

0718-8 Discovery Work files\0718-8 Amended Wtr Cont Plan Exhs\1A Exhs 1and3.dwg

NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021



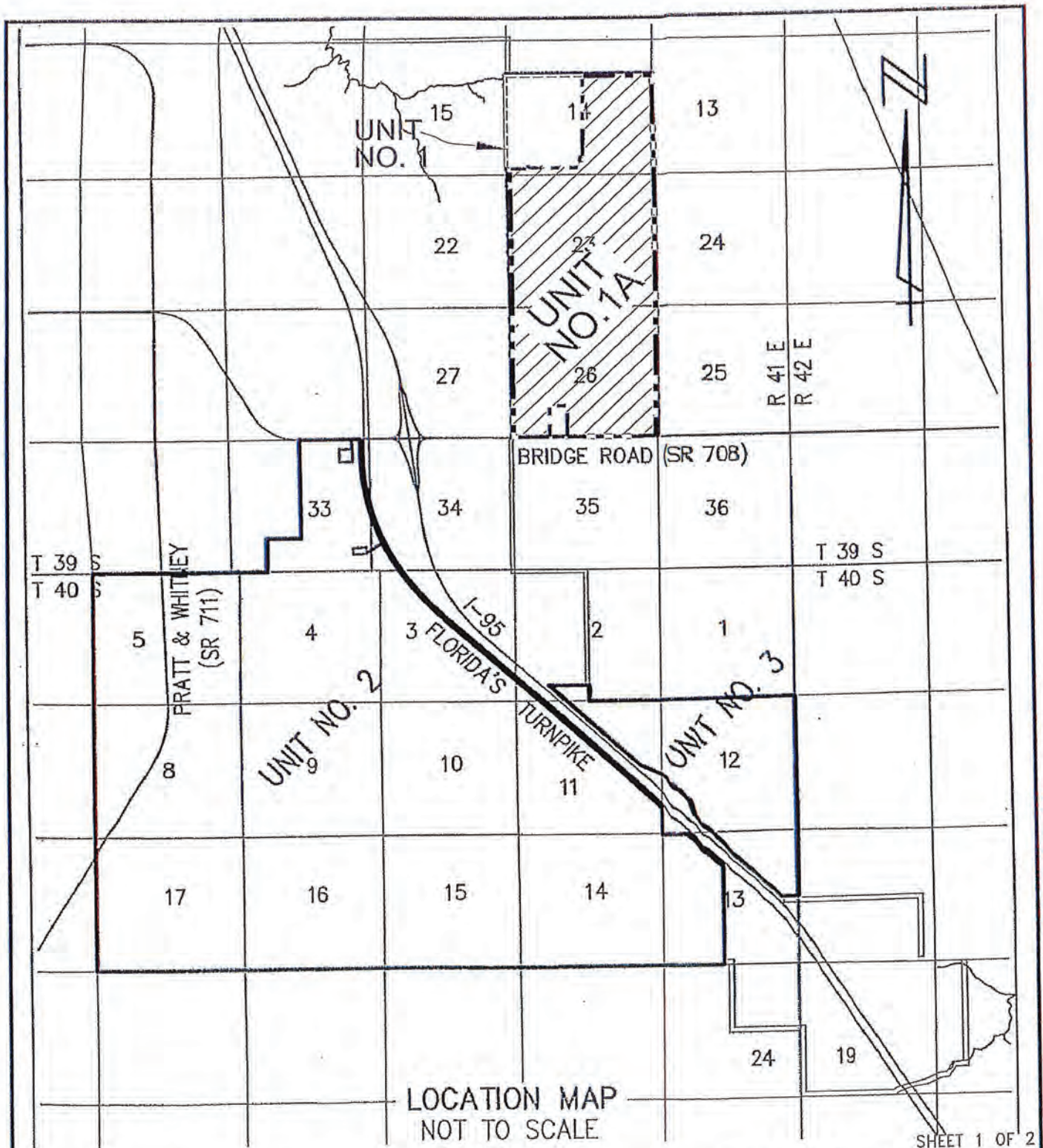
HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

DESIGNED: RWH
DRAWN: DAB
SCALE: NTS
DATE: 10/2021
JOB. NO.: 07-18.8

**HSLCD UNITS OF DEVELOPMENT
LOCATION MAP**
PREPARED FOR
HOBE ST. LUCIE CONSERVANCY DISTRICT
MARTIN COUNTY, FLORIDA

Exhibit 2

Map and Legal Description for HSLCD Unit of Development No. 1A



SHEET 1 OF 2

NOTE: BASE INFORMATION OBTAINED FROM MOCK ROOS DATE: Feb 2007

SEC 14, 23, 26, TWP. 39 S., RGE. 41 E.

REV: ----	 HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807	Unit of Development No.1A Hobe-St. Lucie Conservancy District Martin County, Florida	SCALE: N/A
FIELD: ---			DATE: OCT. 2021
DRAWN: DAB			P.A.NO.
APPR:			DR. NO.

0718-8 Amended Wtr Cont Plan Exhs\Exhs 0718-8 Lea_Loc SE.dwg

EXHIBIT 2-1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 23 & 14 TOWNSHIP 39, RANGE 41, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 39, RANGE 41, CERTIFIED CORNER RECORD DOCUMENT #094549, THENCE NORTH 00°12'22" WEST, ALONG THE WEST LINE OF SECTION 26, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD AND SAID WEST SECTION LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'22" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2574.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°10'04" WEST ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2639.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTH 00°29'52" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°30'02" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 14; THENCE NORTH 00°21'35" EAST ALONG SAID WEST LINE OF SECTION 14, A DISTANCE OF 275.02 FEET; THENCE SOUTH 89°45'19" EAST, DEPARTING SAID WEST LINE OF SECTION 14, A DISTANCE OF 595.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 69°56'32" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 114°20'41", A DISTANCE OF 165.64 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 36°52'12" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 75.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°45'19" EAST, A DISTANCE OF 1836.71 FEET; THENCE NORTH 00°14'41" EAST, A DISTANCE OF 152.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 135.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 21°58'27" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 44°26'15", A DISTANCE OF 104.70 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 23°04'14" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 134°31'36", A DISTANCE OF 293.49 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'28" EAST, A DISTANCE OF 3223.58 FEET; THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 2634.74 FEET TO A POINT ON THE EAST LINE OF SECTION 14; THENCE SOUTH 00°04'46" WEST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 1329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°25'19" EAST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 2653.85 FEET TO THE SOUTHEAST SECTION CORNER OF SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 23; THENCE SOUTH 00°12'43" WEST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2652.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'32" EAST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2639.72 FEET TO THE SOUTHEAST CORNER OF SECTION 23, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°02'49" EAST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2663.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°05'39" WEST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2585.79 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 21,550.90 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 88°25'24" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID EAST LINE OF SECTION 26, HAVING A CENTRAL ANGLE OF 00°48'21", A DISTANCE OF 363.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°01'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11,394.20 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 89°07'55" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 02°13'24", A DISTANCE OF 442.15 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2328.41 FEET; THENCE NORTH 00°14'37" EAST DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1255.00 FEET; THENCE NORTH 89°45'23" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°14'37" WEST, A DISTANCE OF 1255.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1320.51 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IN METES & BOUNDS DESCRIPTION= 66,685,519 SQUARE FEET OR 1,530.89 ACRES ±

EXHIBIT 2-2

SHEET 1 OF 2

SEC 14, 23, 26. TWP. 39 S., RGE. 41 E.

REV: ---		HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807	Unit of Development No. 1A Hobe-St. Lucie Conservancy District Martin County, Florida	SCALE: N/A
FIELD: ---				DATE: OCT. 2021
DRAWN: DAB				P.A. NO.
APPR:				DR. NO.

0718-8 Amended Wfr Conf Plan Exhs 1-5-22\Exh 2 Lea Loc 8H.dwg

EXHIBIT 2-2

Exhibit 3
Offsite Drainage Areas

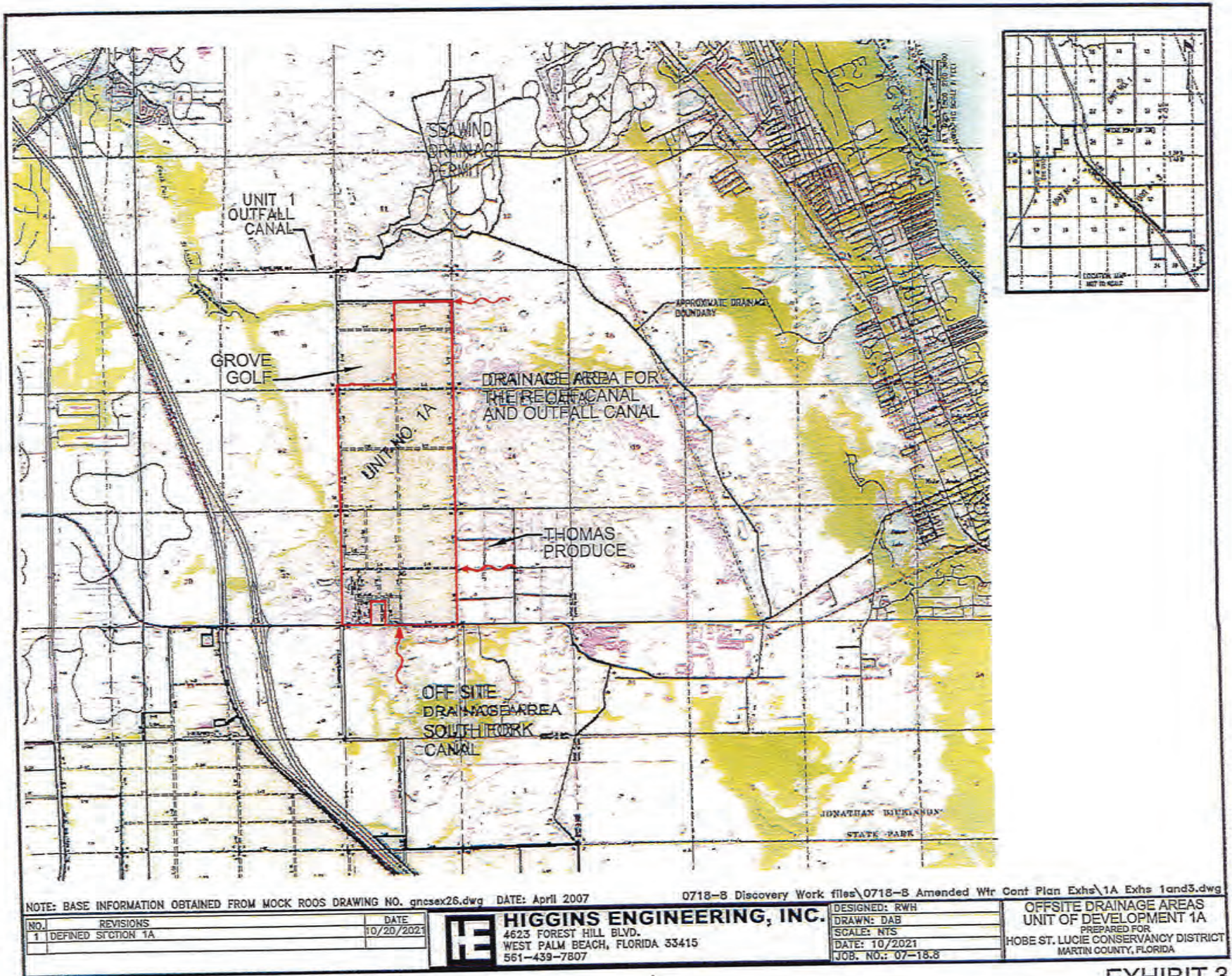


EXHIBIT 3

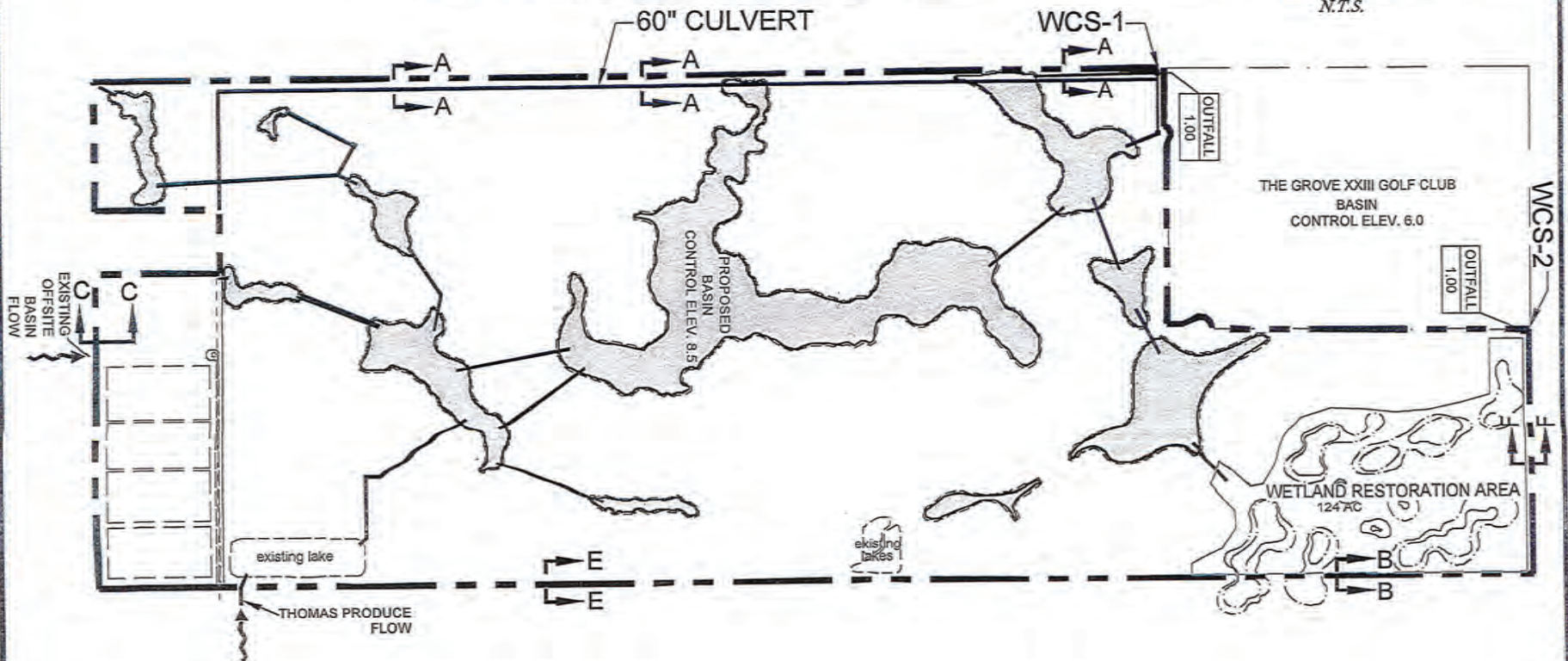
Exhibit 4

Water Control System Map

LEGEND

- UNIT No. 1A BOUNDARY
- ~~~~~ PROPOSED LAKES & EASEMENT
- CULVERT
- == WATER CONTROL STRUCTURE
- ~~~~~ WETLAND

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.



0718-8 Discovery Unit 1A Exhs\0718-8 1A WtrContPlan Exhs Revs 7-2022\1A Exh 4-1 17U.dwg

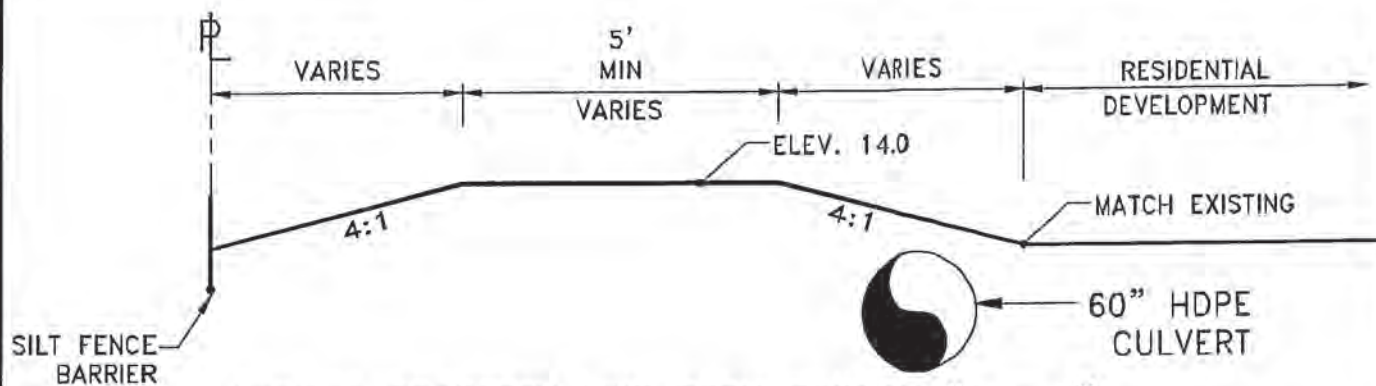
NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021
2	REVS PER VELCON FINAL PLAN	11/11/2021
3	ADDED NAVD/NGVD ELEVATIONS NOTE	5/10/2022
4	REVISED CROSS SECTION NAMES, LOCATIONS	7/28/2022

HIGGINS ENGINEERING, INC.
 4623 FOREST HILL BLVD.
 WEST PALM BEACH, FLORIDA 33415
 561-439-7807

DESIGNED: RWH
 DRAWN: DAS
 SCALE: NTS
 DATE: 7/2022
 JOB. NO.: 07-18.8

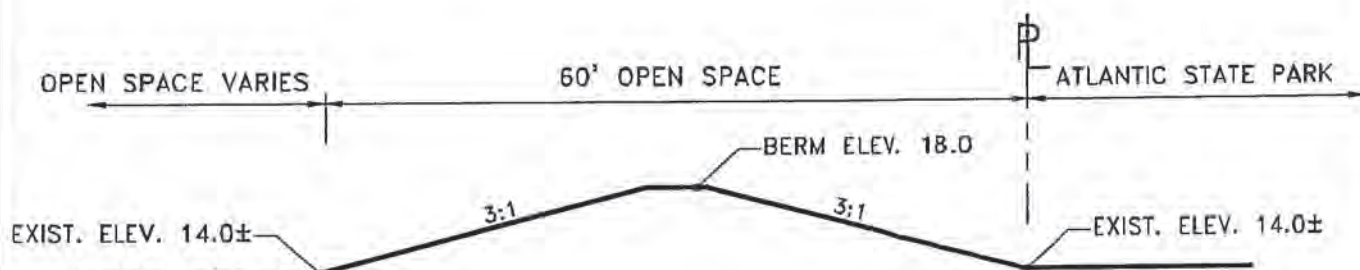
WATER CONTROL SYSTEM
 UNIT OF DEVELOPMENT NO. 1A
 HOBE ST. LUCIE CONSERVANCY DISTRICT
 MARTIN COUNTY, FLORIDA

EXHIBIT 4-1



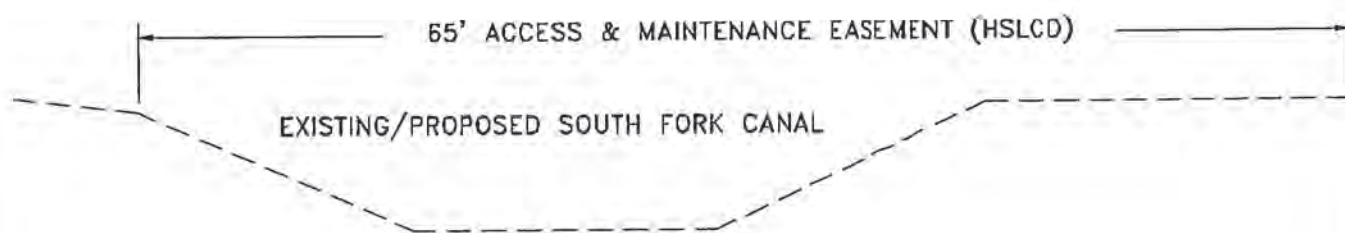
TYPICAL PROPERTY LINE BERM SECTION "A - A"

N.T.S.



BERM AT WETLANDS SECTION "B - B"

N.T.S.



SECTION "C - C"

65' ACCESS & MAINTENANCE EASEMENT (HSLCD)

N.T.S.

0718-8 Discovery Unit 1A Exhs\0718-8 1A WtrContPlan Exhs Revs 7-2022
1A Exh 4-2 Xsects 14P.dwg

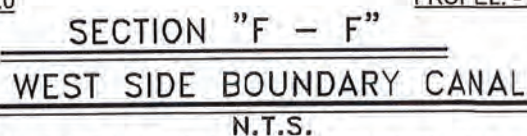
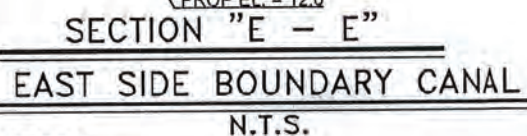
NO.	REVISIONS	DATE
1	MISC., SECTION A-A	5/11/2022
2	REV. SECTION B-B	7/28/2022

HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

DESIGNED: RWH
DRAWN: DAB
SCALE: NTS
DATE: 7/2022
JOB NO.: 07-18.8

CROSS SECTIONS
WATER CONTROL SYSTEM MAP
UNIT OF DEVELOPMENT NO. 1A
HOBE ST. LUCIE CONSERVANCY DISTRICT
MARTIN COUNTY, FLORIDA

EXHIBIT 4-2



**CROSS SECTIONS
WATER CONTROL SYSTEM MAP
UNIT OF DEVELOPMENT NO. 1A
HOBE ST. LUCIE CONSERVANCY DISTRICT
MARTIN COUNTY, FLORIDA**

Page 39

Exhibit 5
Common Facilities Map

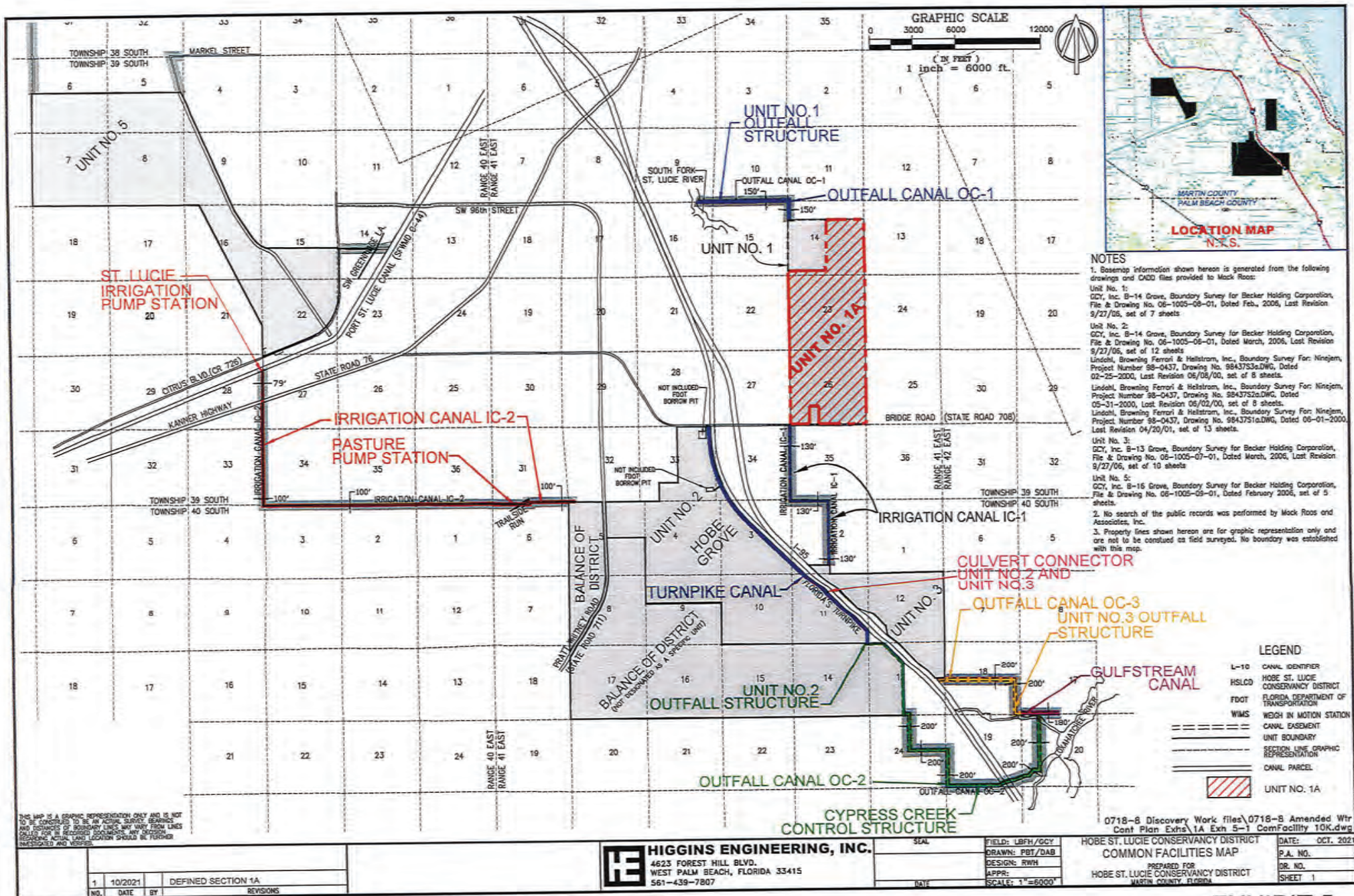


EXHIBIT 5

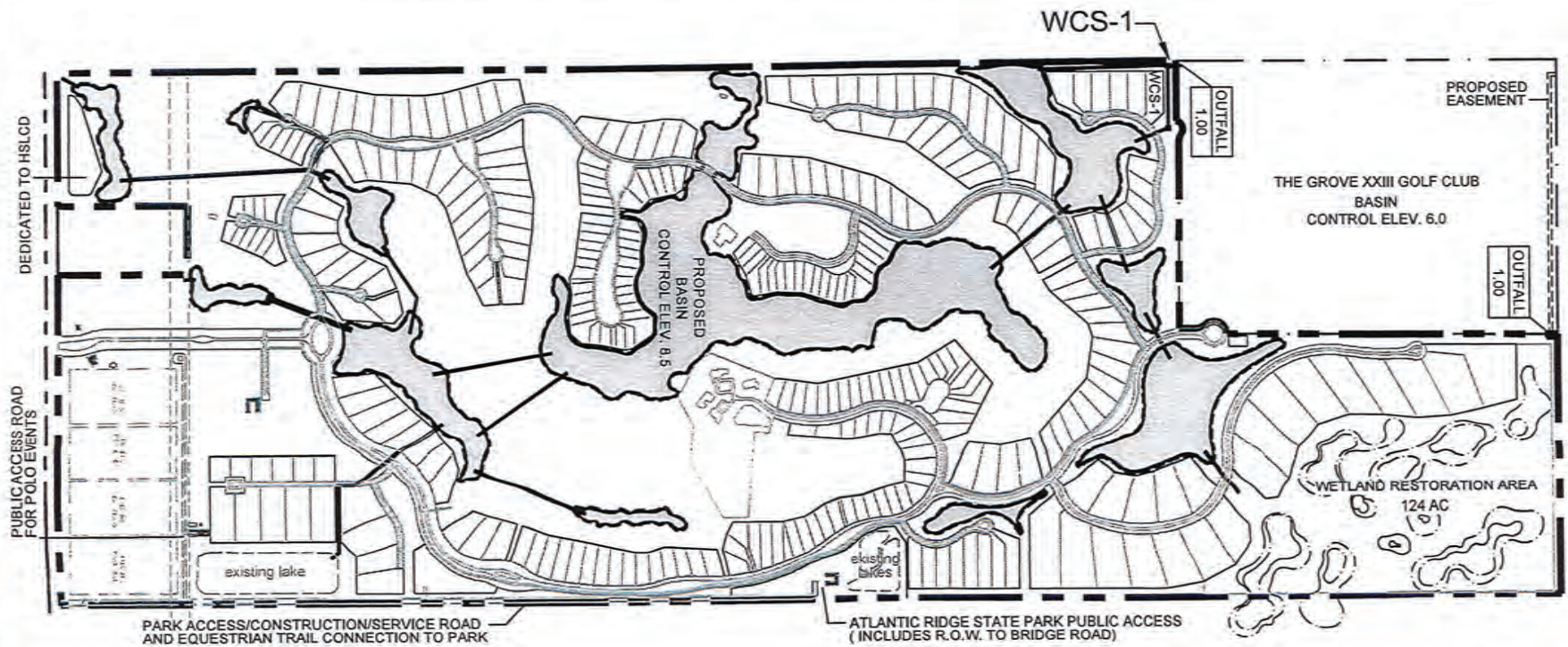
Exhibit 6
Well Location Plan

LEGEND

- UNIT No. 1A BOUNDARY
- ~~~~~ PROPOSED LAKES & EASEMENT
- CULVERT
- WATER CONTROL STRUCTURE
- ~~~~~ WETLAND



* EASEMENTS ARE LOCATED ON CULVERTS, ROADS, & LAKE LITTORAL ZONES



0718-8 Discovery Work files
0718-8 Amended Wtr Cont Plan Exhs
1A Exh 6-1 14R.dwg

NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021
2	REVISED PER VELCON FINAL PLAN	11/15/2021



HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

DESIGNED: RWH
DRAWN: DAB
SCALE: NTS
DATE: 10/2021
JOB. NO.: 07-18.8

**PROPOSED EASEMENT
LOCATION MAP**
UNIT OF DEVELOPMENT NO. 1A
HOBE ST. LUCIE CONSERVANCY DISTRICT
MARTIN COUNTY, FLORIDA

Exhibit 7
Easement Location Map

NOTES

1. Basemap information shown hereon is generated from the following drawings and CADD files provided to Mock Roos:

Unit No. 1:

GCY Inc. R-14 Grove Boundary Survey For: Becker Holding Corporation, File & Drawing No. 08-1005-08-01, Dated Feb. 2008.

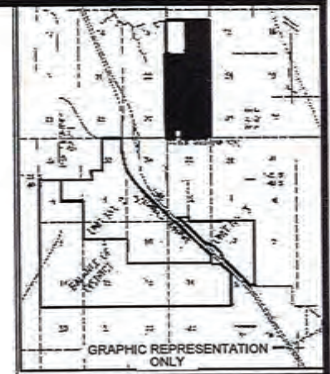
3. Property lines shown hereon are for graphic representation only and are not to be construed as field surveyed. No boundary was established with this map.

3. Well location shown hereon are based on South Florida Water Management Permit No. 43-00057W.

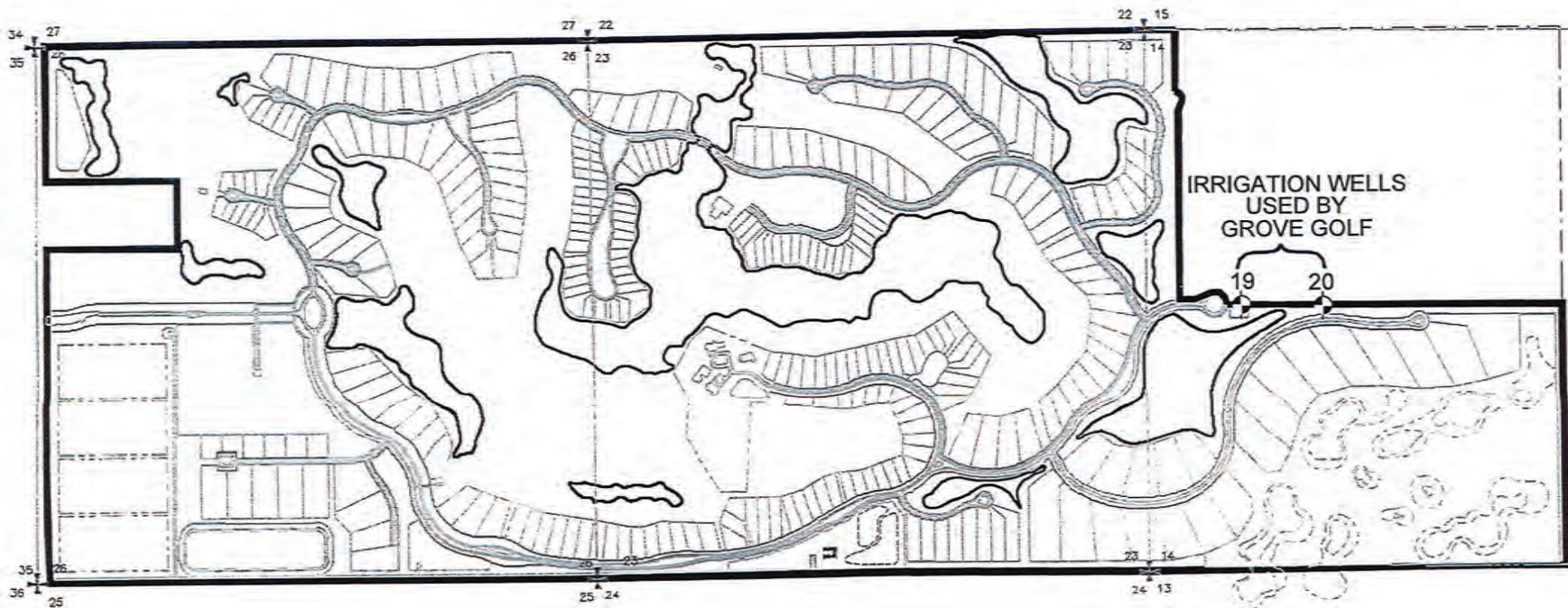
LEGEND

-  SECTION CORNER
-  UNIT NO. 1A BOUNDARY
-  SECTION LINE GRAPHIC REPRESENTATION
-  SECTION LINE PER GCY, Inc. AND/OR LBFH Inc.
-  WELLS

N.T.S.



LOCATION MAP
N.T.S.



IRRIGATION WELLS
USED BY
GROVE GOLF

0718-8 Amended Wtr Cont Plan Exhs 1-5-22\1A Exh 7 8H.dwg

NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021
2	REMOVED FIRE WELLS	10/29/2021
3	REVS PER VELCON FINAL PLAN	11/11/2021



HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

DESIGNED: RWH
DRAWN: DAB
SCALE: NTS
DATE: 10/2021
JOB. NO.: 07-18.8

WELL LOCATION PLAN
UNIT OF DEVELOPMENT NO. 1A
HOBE ST. LUCIE CONSERVANCY DISTRICT
MARTIN COUNTY, FLORIDA

Exhibit 8

Cost Estimate for Proposed Improvements

**UNIT 1A
WATER CONTROL PLAN**

**December 2021
Revised January 4, 2021**

Cost of Construction Elements Within the HSLCD Easements for Entire Unit 1A

Item No.	Description	Unit	Unit Price	Qty	Total \$
1000	Mobilization	LS	956000.00	1	956,000
1100	Erosion Control	LF	2.20	40,617	89357.4
1200	Clear Grub and Burn	AC	2250.00	1,676	3,771,000
1300	Strip Site and Use in Green Areas	AC	1600.00	1,530	2,448,000
1400	Excavation	CY	4.30	7,000,000	30,100,000
1450	Embankment	CY	2.75	7,000,000	19,250,000
1500	Grade Lots +/-2	AC	6000.00	495	2,970,000
1550	Rough Grade	AC	4500.00	793	3,568,500
1575	Grade Wetland Restoration Area	AC	8500.00	140	1,190,000
1600	Finish Grade	SY	3.80	192,066	729,851
2000	Sewer (40%)	LS	30000000.00	1	30,000,000
2100	Drainage (40%)	LS	30000000.00	1	30,000,000
2200	Water (20%)	LS	15000000.00	1	15,000,000
2210	Landscaping	LS	5600000.00	1	5,600,000
2300	Dewatering	LS	4500000.00	1	4,500,000
	Subtotal				\$150,172,708
	10% Contingency				\$15,017,271
	Total				\$165,189,979

Exhibit 8



HIGGINS ENGINEERING, INC.

FIRST AMENDED
WATER CONTROL PLAN

Unit of Development
No.1A
Hobe St. Lucie Conservancy District

December 2021
February 2022
March 2022
April 2022
August 2022
September 2022

Prepared by:
Higgins Engineering, Inc.

EXHIBIT "A"

07-18.8

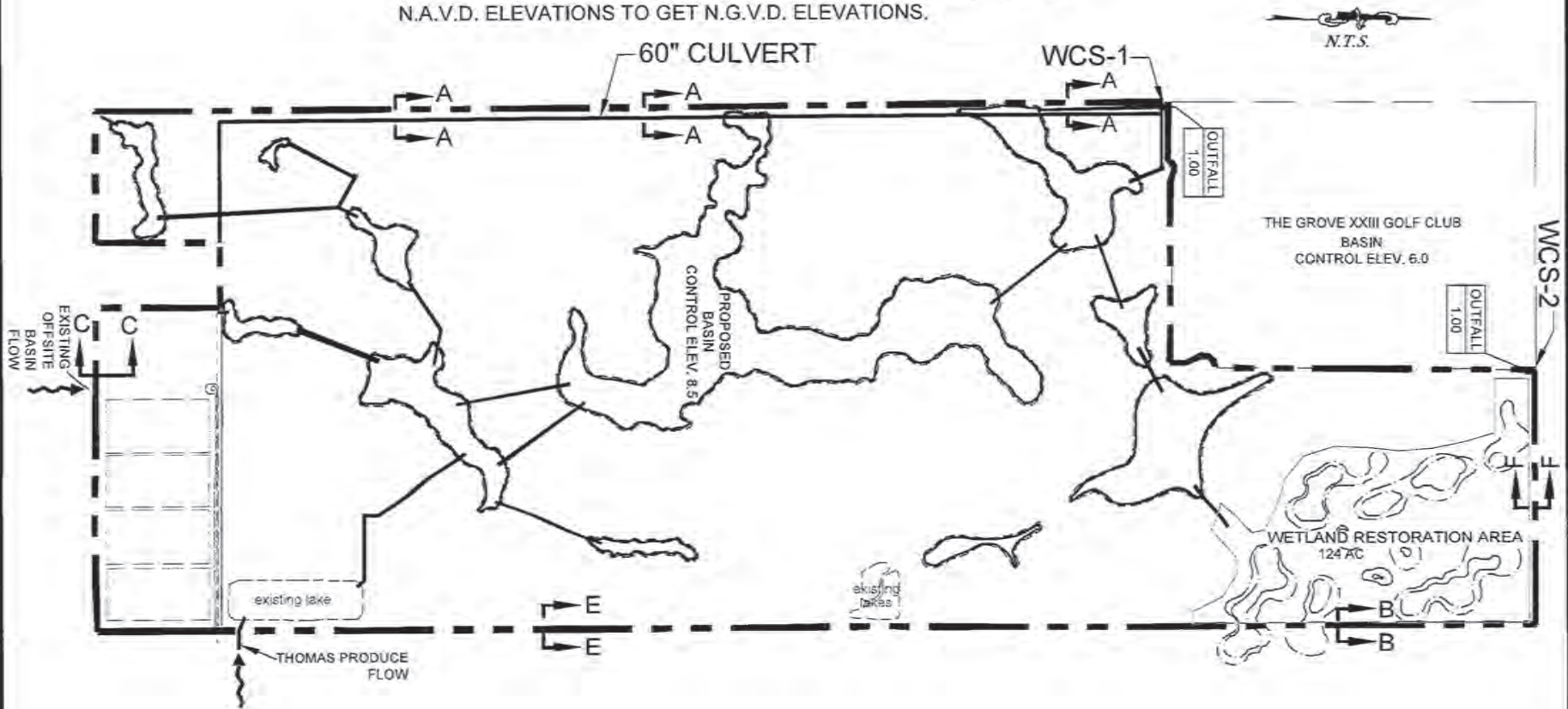
Purpose:

The purpose of this First Amended Water Control Plan is to revise Exhibits 4-1, 4-2, and 4-3. These revisions occurred as part of the regulatory approval process of the Discovery PUD.

LEGEND

- UNIT No. 1A BOUNDARY
- ~~~~~ PROPOSED LAKES & EASEMENT
- CULVERT
- ≡ WATER CONTROL STRUCTURE
- ~~~~~ WETLAND

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.



0718-8 Discovery Unit 1A Exhs\0718-8 1A WtrContPlan Exhs Revs 7-2022\1A Exh 4-1 17U.dwg

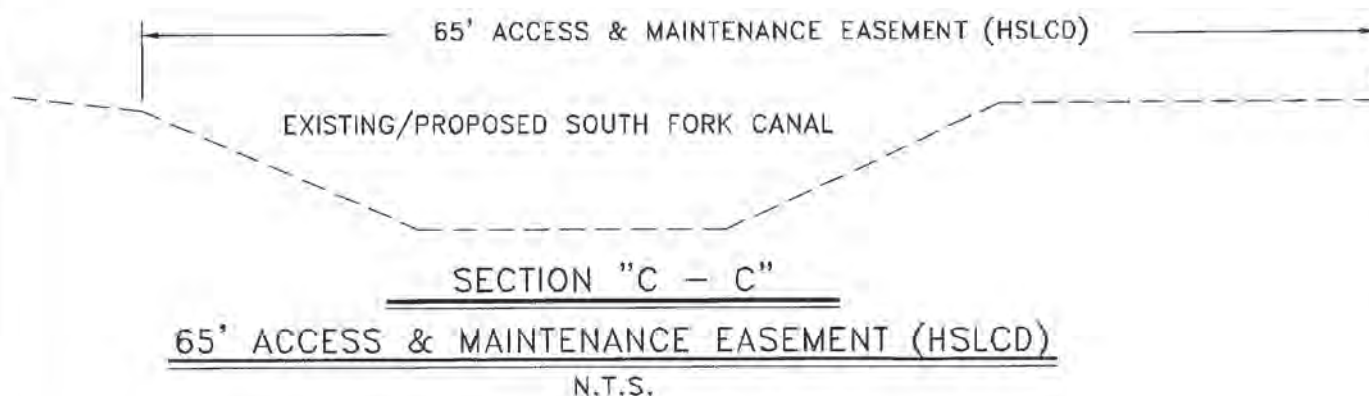
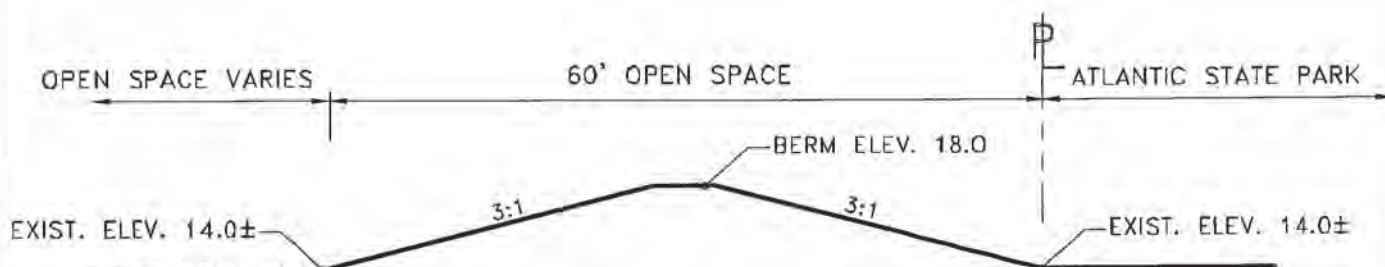
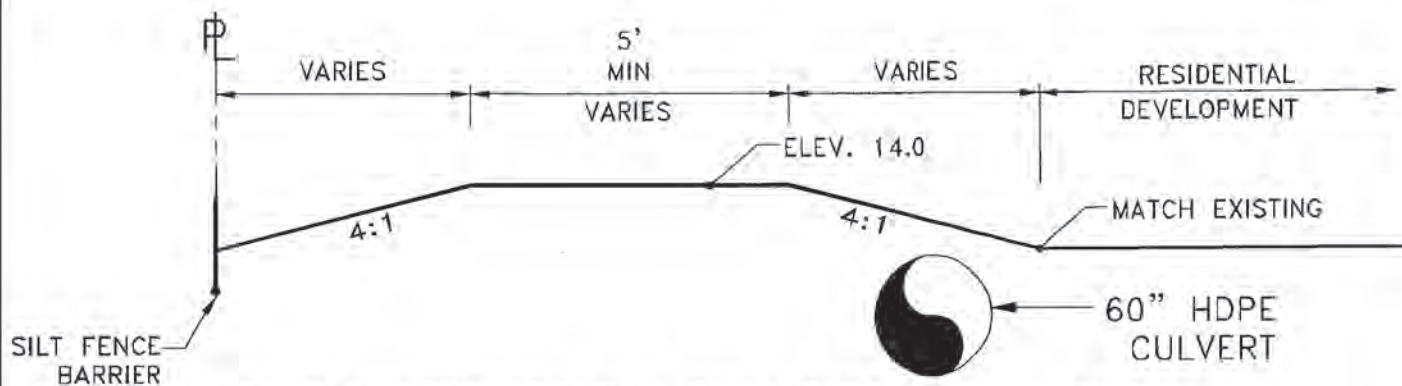
NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021
2	REVS PER VELCON FINAL PLAN	11/11/2021
3	ADDED NAVD/NGVD ELEVATIONS NOTE	5/10/2022
4	REVISED CROSS SECTION NAMES, LOCATIONS	7/28/2022



HIGGINS ENGINEERING, INC.
 4623 FOREST HILL BLVD.
 WEST PALM BEACH, FLORIDA 33415
 561-439-7807

DESIGNED: RWH
 DRAWN: DAB
 SCALE: NTS
 DATE: 7/2022
 JOB. NO.: 07-18.8

WATER CONTROL SYSTEM
 UNIT OF DEVELOPMENT NO. 1A
 HOBE ST. LUCIE CONSERVANCY DISTRICT
 MARTIN COUNTY, FLORIDA



0718-8 Discovery Unit 1A Exhs\0718-8 1A WtrContPlan Exhs Revs 7-2022
 \1A Exh 4-2 Xsects 14P.dwg

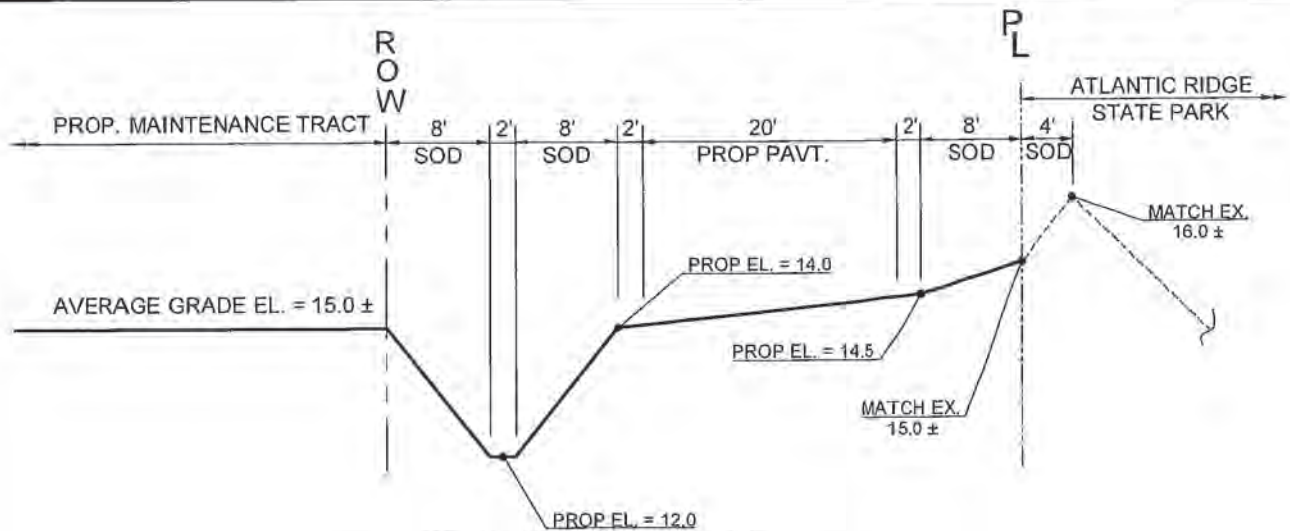
NO.	REVISIONS	DATE
1	MISC., SECTION A-A	5/11/2022
2	REV. SECTION B-B	7/28/2022

HIGGINS ENGINEERING, INC.
 4623 FOREST HILL BLVD.
 WEST PALM BEACH, FLORIDA 33415
 561-439-7807

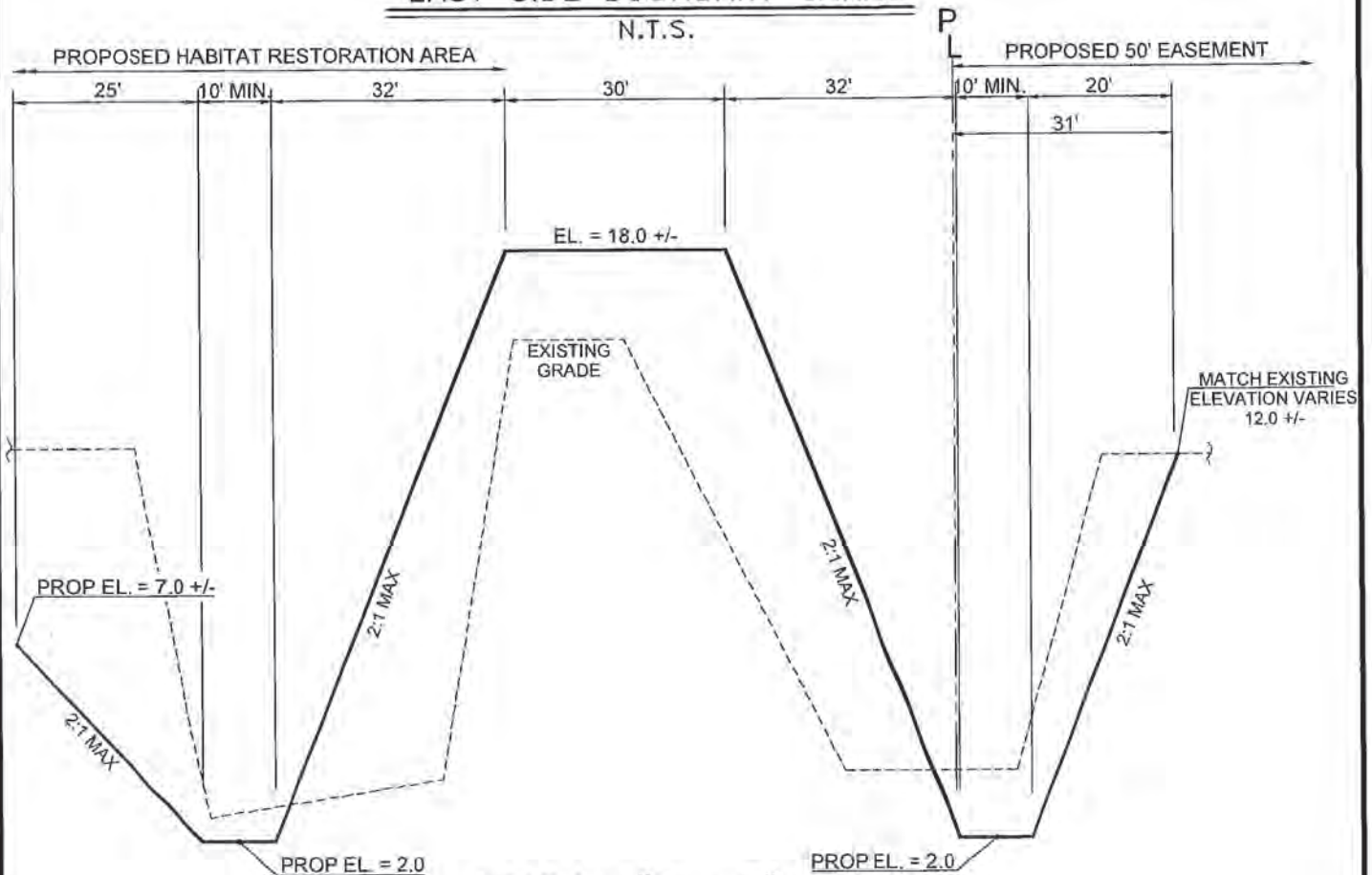
DESIGNED: RWH
 DRAWN: DAG
 SCALE: NTS
 DATE: 7/2022
 JOB. NO.: 07-18.8

CROSS SECTIONS
 WATER CONTROL SYSTEM MAP
 UNIT OF DEVELOPMENT NO. 1A
 HOBE ST. LUCIE CONSERVANCY DISTRICT
 MARTIN COUNTY, FLORIDA

EXHIBIT 4-2



SECTION "E - E"
EAST SIDE BOUNDARY CANAL
 N.T.S.



SECTION "F - F"
WEST SIDE BOUNDARY CANAL
 N.T.S.

NOTE: WEST BOUNDARY CANAL DIFFERENT ADJACENT TO GROVE GOLF.
 NOTE: BASE INFORMATION OBTAINED FROM ENGINEERING & WATER RESOURCES, INC.
 HSLCD FACILITIES.dwg DATE: July 2007 & HIGGINS ENGINEERING, INC.

NO.	REVISIONS	DATE
1	ADDED REV. XSECTS	7/29/2022

HIGGINS ENGINEERING, INC.
 4623 FOREST HILL BLVD.
 WEST PALM BEACH, FLORIDA 33415
 561-439-7807

DESIGNED: RWH
 DRAWN: DAB
 SCALE: NTS
 DATE: 7/2022
 JOB. NO.: 07-18.8

CROSS SECTIONS
 WATER CONTROL SYSTEM MAP
 UNIT OF DEVELOPMENT NO. 1A
 HOBE ST. LUCIE CONSERVANCY DISTRICT
 MARTIN COUNTY, FLORIDA



HIGGINS ENGINEERING, INC.

September 26, 2022

Board of Supervisors
Hobe-St. Lucie Conservancy District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Fla. 33401

RE: AMENDED WATER CONTROL PLAN
MINOR AMENDMENT –UNIT OF DEVELOPMENT 1A

Dear Board of Supervisors:

Please be advised that in accordance with Section 298.301(1), Section 298.225(8), F.S. and Chapter 2005-239 Laws of Florida, as amended, I hereby certify that all the land subject to the previously adopted Plan for Unit of Development No. 1A to the extent that said lands are affected by the Amended Water Control Plan for Unit of Development No. 1A ("Plan"), comply with the criteria set forth in Section 298.225(8), F.S., and comply with the criteria set forth in Chapter 2005-239 Laws of Florida, as amended, wherein the Amendment "does not result in a revision of the District's current Plan to require the alteration or increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law or judicial proceeding, a change in the use of said assessments or taxes or substantial change to District facilities," and that it is a minor, insubstantial Amendment to the District Plan. Minor, insubstantial Amendments include Amendments to the Plan, which replace, relocate, reconstruct, or improve an upgrade in District facilities and operations consistent with the adopted Plan, which do not require increasing assessments beyond the maximum authorized by law, or amendments to engineers reports which do not increase the total assessment of benefits.

I further certify that in accordance with the provisions of Chapter 99-473, Laws of Florida, that all land benefited by the improvements provided for in the original Plan receives the same or greater benefits as previously assessed and that the estimated cost of implementing the Plan, as amended, does not exceed the total benefits assessed in the manner provided by law.

Robert W. Higgins, P.E.

FL P.E. No. 22364

Date: 9/26/22

Higgins Engineering, Inc.
4623 Forest Hill Blvd, Ste 113
West Palm Beach, FL 33415

(Reproduction are not valid unless signed,
dated and embossed with an Engineer's Seal)

07-18.8

EXHIBIT "B"

4623 Forest Hill Blvd., Ste. 113
Tel: (561) 439-7807

West Palm Beach, FL 33415
Fax: (561) 439-0026

Water Resources - Environmental