



# **HOBE-ST. LUCIE CONSERVANCY DISTRICT**

## **MARTIN COUNTY**

### **BOARD OF SUPERVISORS MEETING & PUBLIC HEARING FEBRUARY 23, 2022 9:30 A.M.**

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

[www.hobestluciecd.org](http://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  
**BOARD OF SUPERVISORS MEETING & PUBLIC HEARING**  
February 23, 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. Public Hearing
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  - 2. Receive Public Comments on Approving WCP and Engineers Report for Unit No. 1A
  - 3. Consider Resolution No. 2022-01 – Approving WCP and Engineers Report for Unit No. 1A .....Page 9
- G. Old Business
  - 1. Update Regarding Martin County Litigation.....Page 57
  - 2. Discussion Regarding RG Reserve Pipe Permit Application.....Page 59
  - 3. Update Regarding Howe Holdings and Bridgeview Agreements
- H. New Business
- 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

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune

1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

**SPECIAL DISTRICT SERVICES INC**  
**2501 BURNS RD, #A**

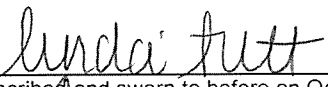
**PALM BEACH GARDENS, FL 33410-5207**

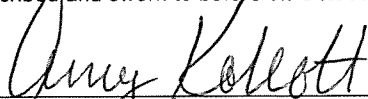
STATE OF WISCONSIN  
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted:

**10/13/2021**

  
Subscribed and sworn to before on October 13, 2021

  
Notary, State of WI, County of Brown

  
My commission expires

AMY KOKOTT  
Notary Public  
State of Wisconsin

Publication Cost: \$157.32  
Ad No: 0004947176  
Customer No: 1313371  
PO#: HSL 21-22 Fiscal Yr Reg Mtg Schedule

HOBE-ST. LUCIE  
CONSERVANCY DISTRICT  
FISCAL YEAR 2021/2022  
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hobe-St. Lucie Conservancy District will hold Regular Meetings at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455 at 9:30 a.m. on the following dates:

October 27, 2021  
November 17, 2021  
December 15, 2021  
January 26, 2022  
February 23, 2022  
March 23, 2022  
April 27, 2022  
May 25, 2022  
June 22, 2022  
July 27, 2022  
August 24, 2022  
September 28, 2022

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings 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 these meetings, 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 any of these meetings 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 particular meeting.

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

HOBE-ST. LUCIE  
CONSERVANCY DISTRICT  
[www.hobestluciecd.org](http://www.hobestluciecd.org)  
Pub: Oct 13, 2021  
TCN4947176

St, Lucie News-Tribune

1939 SE Federal Highway, Stuart, FL 34994

## AFFIDAVIT OF PUBLICATION

HOBIE ST LUCIE CONCERNANCY DIS  
2501 BURNS RD, #A

PALM BEACH GARDENS, FL 33410-5207

STATE OF WISCONSIN  
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted  
or by publication on the newspaper's website, if  
authorized, on:

01/19/2022, 01/26/2022

Linda Lutt  
Subscribed and sworn to before on January 26, 2022:

Amy Kokott  
Notary, State of WI, County of Brown

6/30/2025  
My commission expires

Publication Cost: \$1067.04

Ad No: 0005086425

Customer No. 2108480

PO#:

AMY KOKOTT  
Notary Public  
State of Wisconsin

HOBE-ST. LUCIE CONSERVANCY DISTRICT NOTICE OF FILING ENGINEER'S REPORT AND FINAL PUBLIC HEARING THEREON FOR THE WATER CONTROL PLAN FOR HOBE-ST. LUCIE CONSERVANCY DISTRICT UNIT NO. 1A

NOTICE is given to all persons interested in the hereinafter described land and property (the "Property"), located within Martin County, Florida and the jurisdictional boundaries of Hobe-St. Lucie Conservancy District Unit No. 1A which is described as follows:

HOBE-ST. LUCIE  
CONSERVANCY DISTRICT  
UNIT OF DEVELOPMENT  
NO. 1A

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 SEC-

TION 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 SOUTH-  
 EAST CORNER OF SECTION 23,  
 SAID POINT ALSO BEING THE  
 NORTHEAST CORNER OF SEC-  
 TION 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 CON-  
 CAVE 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  
 303.15 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 BE-  
 ING ON A CURVE CONCAVE  
 NORTHERLY, HAVING A RADI-  
 US 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 DIS-  
 TANCE 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  
 2328.48 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 MEETS &  
 BOUNDS DESCRIPTION=



66,685,519 SQUARE FEET OR  
1,530.89 ACRES±

that the Engineer heretofore appointed by the District to determine and set forth in a written report: (a) the benefits and damages to said Property and (b) the estimated cost of construction required by the proposed Water Control Plan for Unit of Development No. 1A, whether within or without the limits of the District and under the proposed Water Control Plan for Unit of Development No. 1A, filed said Engineer's Report on the 19th day of January 2022, in the office of the Secretary of the District located at c/o Special District Services, Inc, 2501A Burns Road, Palm Beach Gardens, FL 33410. You may examine the Engineer's Report and file written objections with the Secretary of the District to all, or any part thereof, on or before February 15, 2022. The Engineer's Report recommends or finds that there are no damages and that the benefit to the Property as a result of implementation of said Water Control Plan for Unit of Development No. 1A is \$252,615,000.00, which benefit amount will be allocated and apportioned in accordance with the provisions and procedures set forth in the Engineer's Report.

A final Public Hearing to consider approval of the Engineer's Report and proposed Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A shall be held at the District's conference room located at 2645 S.E. Bridge Road, Hobe Sound, Florida 33455 at 9:30 A.M. on February 23, 2022.

If a person decides to appeal the decision of the Board of Supervisors with respect to any matter considered at the public meeting herein referred, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding because of a disability or physical impairment, should contact the District Manager

at (877) 737-4922 at least  
forty-eight (48) hours prior to  
the Hearing.

HOBE-ST. LUCIE CONSERVAN-  
CY DISTRICT  
PUB: January 19, 26, 2022  
TCN5086425

RESOLUTION NO. 2022-01

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT  
APPROVING THE WATER CONTROL PLAN AND  
ENGINEER'S REPORT FOR  
HOBE-ST. LUCIE CONSERVANCY DISTRICT  
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, the Hobe-St. Lucie's Board of Supervisors on November 17, 2021 adopted a Resolution Approving Consideration of the Adoption of the Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, the geographical boundary of which has not changed but the prior estimate of the number of acres contained therein was recently reviewed by the District Engineer and found to be approximately 1537 acres; and

WHEREAS, on December 15, 2021, Hobe-St. Lucie's Board of Supervisors held a Public Hearing to consider the proposed Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, and finding no objections to the proposed Water Control Plan, thereupon directed Hobe-St. Lucie Conservancy District's Engineer to commence preparation of an Engineer's Report for the District, which Engineer's Report was filed with the Secretary of Hobe-St. Lucie Conservancy District on January 19, 2022; and

WHEREAS, on February 23, 2022, the Hobe-St. Lucie Conservancy District's Board of Supervisors held a Public Hearing for final consideration of the proposed Water Control Plan and Engineer's Report for Hobe-St. Lucie Conservancy District Unit of Development No. 1A.

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

1. The above recitals are true and correct and are incorporated herein by this reference.
2. Pursuant to Section 298.301(2) and (3), F.S., Hobe-St. Lucie Conservancy District published notice and provided first class mail notice of the Public Hearing to consider adoption of a Resolution to consider approval of the Water Control Plan for Unit of Development No. 1A.
3. The Board of Supervisors held a Public Hearing on December 15, 2021 and adopted a Resolution determining to consider approving the Water Control Plan at a time certain and directed the District Engineer to prepare and file the Engineer's Report. At said Hearing, no objections appeared and no written objections were filed.

4. Pursuant to Section 298.301(6), F.S., Hobe-St. Lucie Conservancy District published notice on January 19, 2022 and January 26, 2022 of its Final Hearing to consider approval of the Water Control Plan for Unit of Development No. 1A.

5. Hobe-St. Lucie Conservancy District held a Public Hearing on February 23, 2022, at which time Public comments were received on the final adoption of the Engineer's Report and Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A.

6. The Board of Supervisors finds that no written objections were submitted, nor any objections made, at or before this duly advertised February 23, 2022 Public Hearing as to final adoption of the Water Control Plan and Engineer's Report for Hobe-St. Lucie Conservancy District Unit of Development No. 1A.

7. The Board of Supervisors, following examination of the Engineer's Report, finds that the estimated cost of construction of the improvements contemplated in the Unit of Development No. 1A Water Control Plan is less than the aggregate benefits determined for the lands located within Hobe-St. Lucie Conservancy District's Unit of Development No. 1A.

8. As a result of the above findings, the Board of Supervisors does hereby:

(A) Approve and confirm the Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, a true and correct copy of which is attached hereto and identified as Exhibit "A".

(B) Approve and confirm the January 2022 Engineer's Report for Hobe-St. Lucie Conservancy District for Unit of Development No. 1A, a true and correct copy of which is attached hereto and identified as Exhibit "B".

9. All resolutions or parts of resolutions in conflict herewith are repealed.

10. 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 FEBRUARY 23, 2022.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

ATTEST:

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

(DISTRICT SEAL)



**HIGGINS ENGINEERING, INC.**

## WATER CONTROL PLAN

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

December 2021  
February 2022

Prepared by:  
Higgins Engineering, Inc.

07-18.8

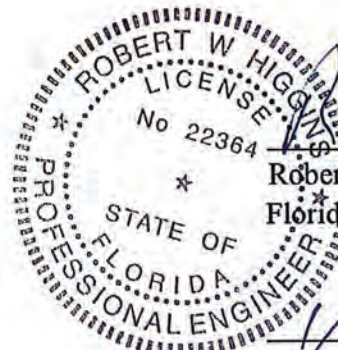
4623 Forest Hill Blvd., Suite 113  
(561) 439-7807

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

Water Resources - Land Development

### 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  
1/19/22  
Date

Higgins Engineering, Inc.  
4623 Forest Hill Blvd, Ste 13 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
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  - 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 was approved and confirmed in December 2021.

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, as updated.

## **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.

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.

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. 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.

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

### **A. Topography**

USGS Quad Sheet Gomez shows elevations ranging between 15 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 Okeechobee (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 (ARPSP) 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**



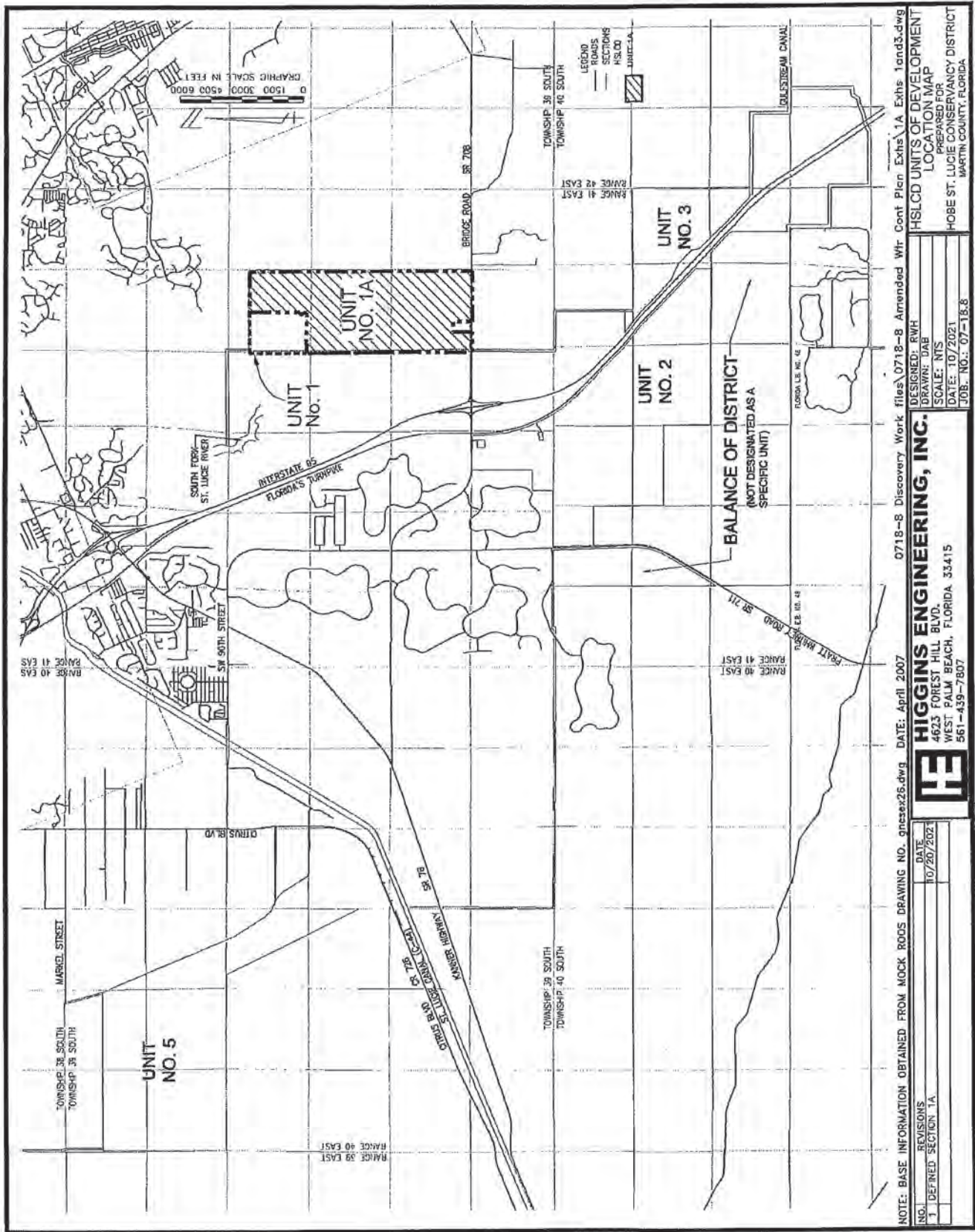
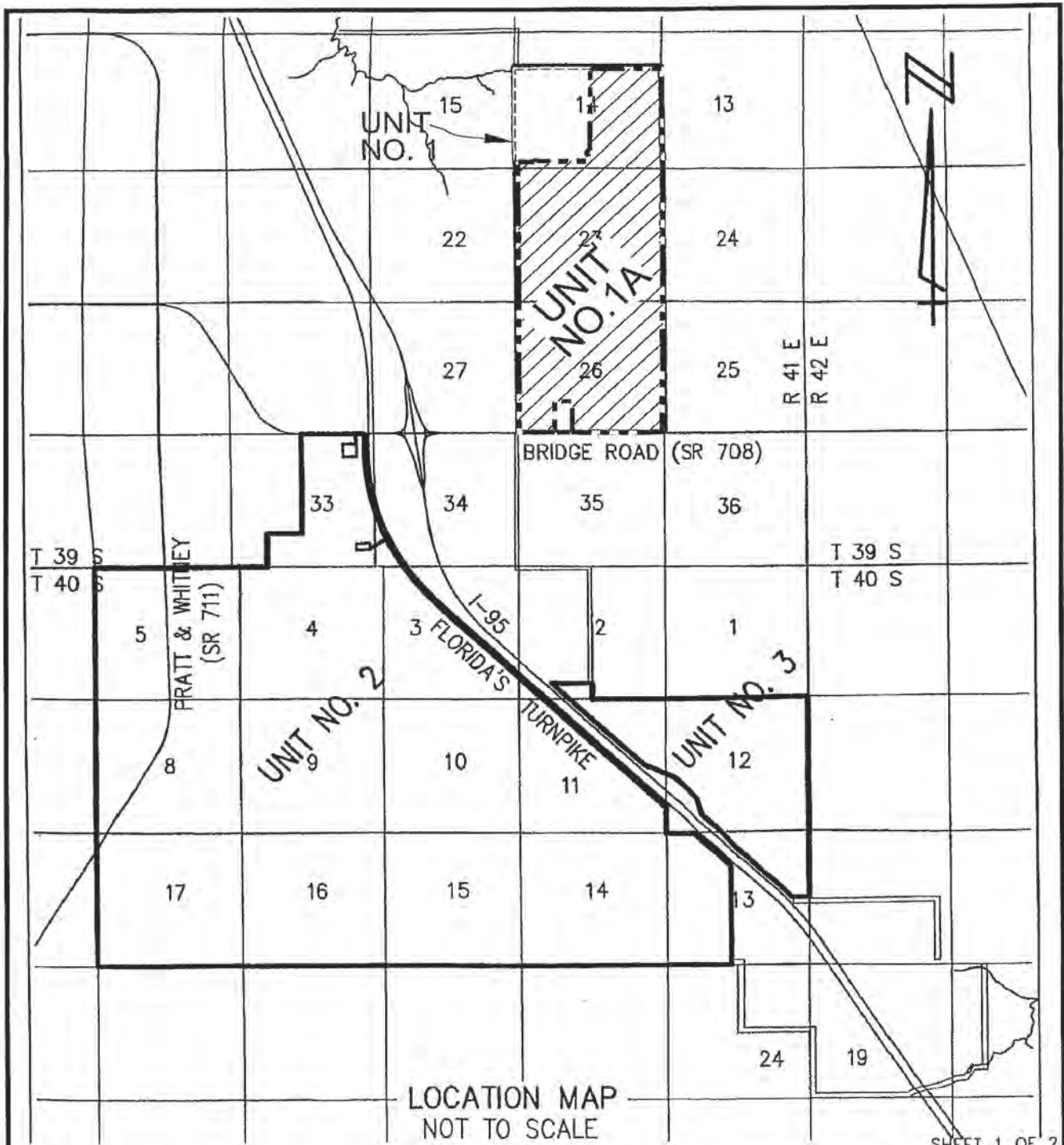


EXHIBIT 1

**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: ---  
FIELD: ---  
DRAWN: DAB  
APPR:



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

0718-B Amended Wtr Cont Plan Exhs\Exhs 0718-B Leg\_Loc SE.dwg

Unit of Development No.1A  
Hobe-St. Lucie  
Conservancy District  
Martin County, Florida

SCALE: N/A  
DATE: OCT. 2021  
P.A.NO.  
DR. NO.

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 303.15 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 2328.48 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 MEETS & 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.

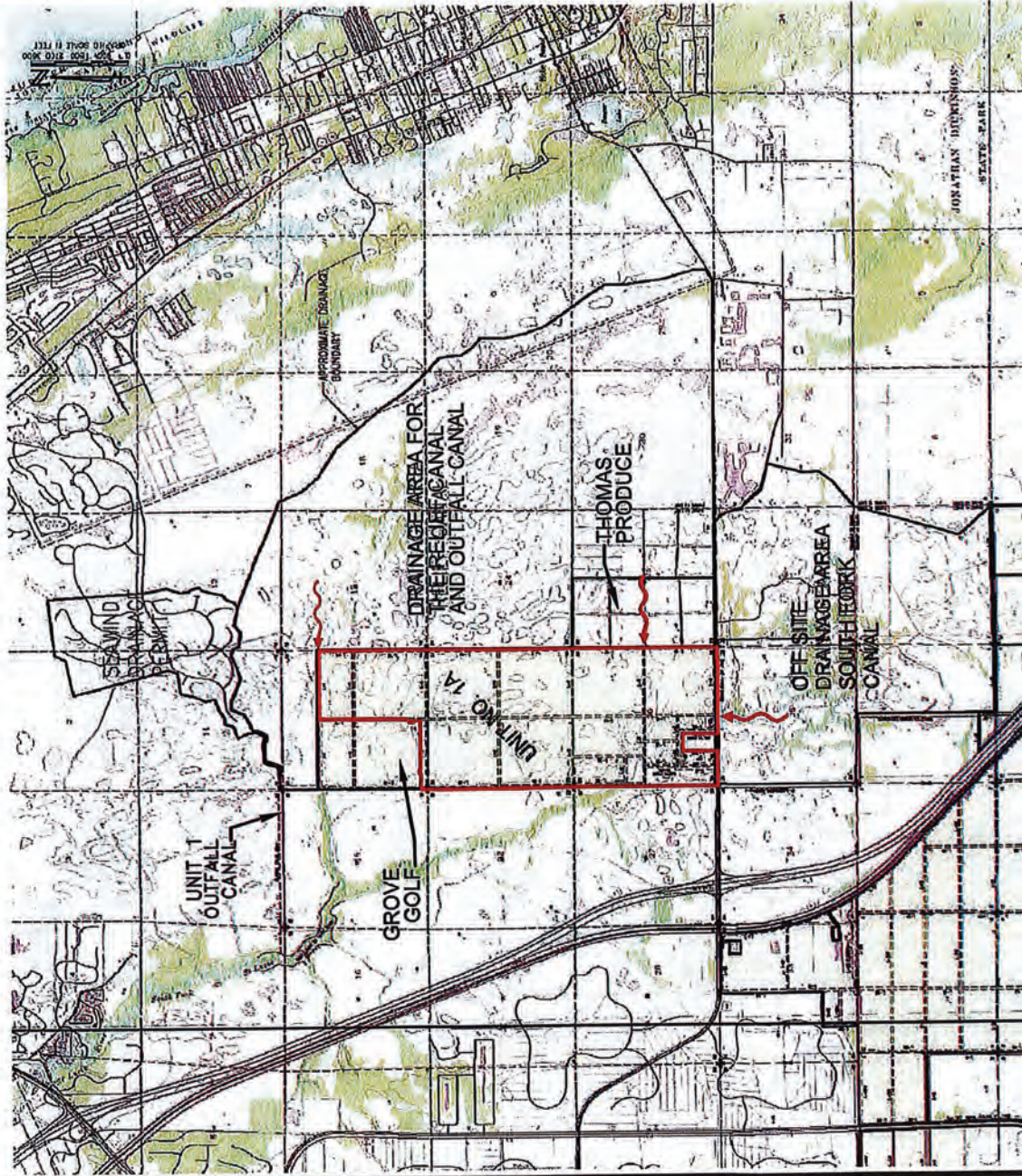
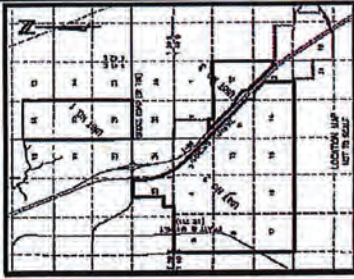
REV: ---		<b>HIGGINS ENGINEERING, INC.</b> 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807	Unit of Development No.1A Hobe-St. Lucie Conservancy District Martin County, Florida	SCALE: N/A
FIELD: ---				DATE: OCT. 2021
DRAWN: DAB				P.A.NO.
APPR:				DR. NO.

0718-8 Amended Wtr Cont Plan Exhs 1-5-22\Exh 2 Leg Loc 7G.dwg

### EXHIBIT 2-2

**Exhibit 3**  
**Offsite Drainage Areas**





NOTE: BASE INFORMATION OBTAINED FROM MOCK ROOS DRAWING NO. gnspec26.dwg DATE: April 2007 0718-8 Discovery Work files\0718-8 Amended Wtr Cont Plan Exhs\1A Exhs 1and3.dwg

REVISIONS	
NO.	DATE
1	10/20/2021
DEFINED STATION 1A	
DESIGNED: RWH	
DRAWN: DAB	
SCALE: NTS	
DATE: 10/20/2021	
JOB: NO: 07-18.3	

**HIGGINS ENGINEERING, INC.**

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

OFFSITE DRAINAGE AREAS  
UNIT OF DEVELOPMENT 1A  
PREPARED FOR  
HOBE ST. LUCIE CONSERVANCY DISTRICT  
MARTIN COUNTY, FLORIDA

EXHIBIT 3

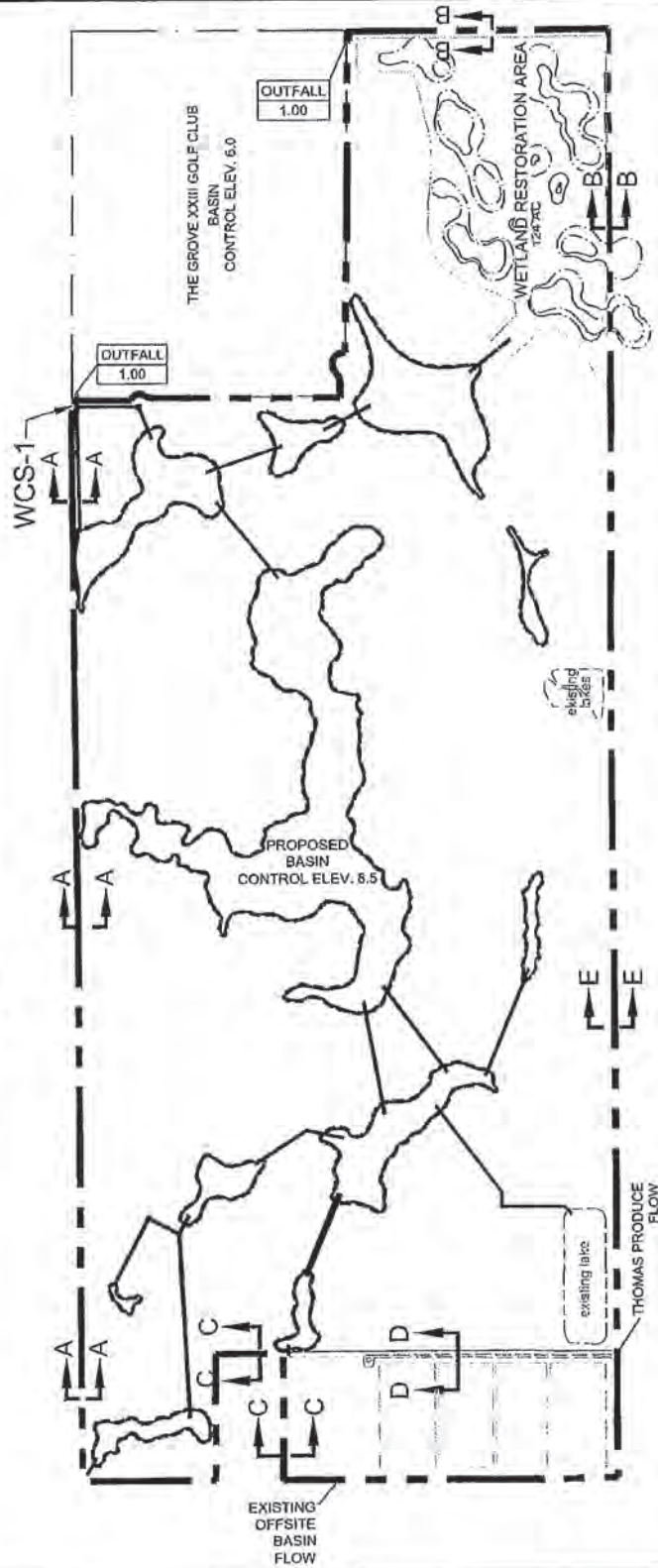
**Exhibit 4**

**Water Control System Map**



# LEGEND

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



0718-8 Discovery Work files\0718-B Amended Wtr Conf Plan Exhs\1A Exh 5-2 12M.dwg

**HIGGINS ENGINEERING, INC.**

4625 FOREST HILL BLVD.  
WEST PALM BEACH, FLORIDA 33415  
561-439-7807

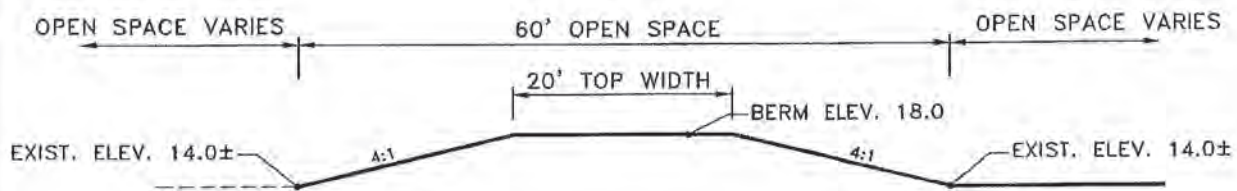
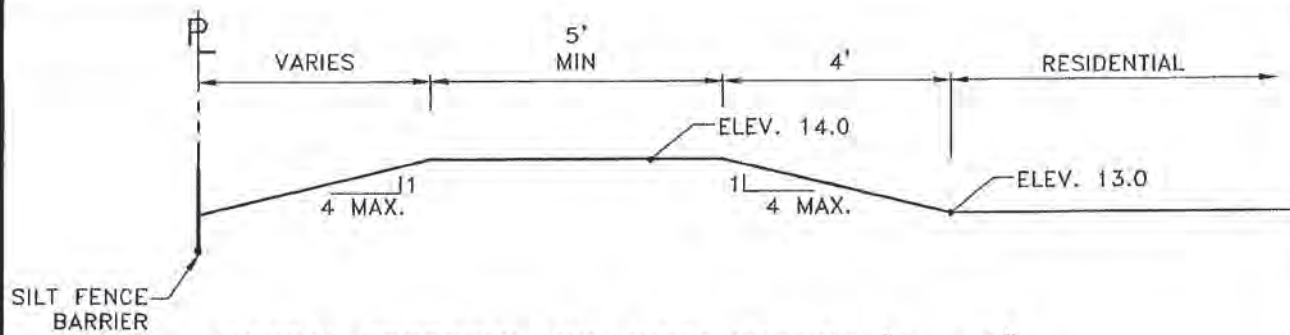
DESIGNED: RWH  
DRAWN: DAB

SCALE: NTS  
DATE: 10/20/2021  
JOB: NO. 07-18.8

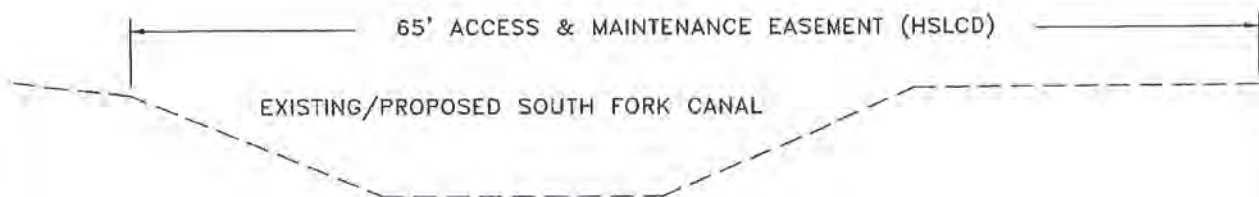
NO.	REVISIONS	DATE
1	DEFINED SECTION 1A	10/20/2021
2	REVIS PER VELCON FINAL PLAN	11/11/2021

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

EXHIBIT 4-1



BERM AT WETLANDS SECTION "B - B"  
N.T.S.



SECTION "C - C"  
65' ACCESS & MAINTENANCE EASEMENT (HSLCD)  
N.T.S.

0718-8 Discovery Work files\0718-8 Amended Wtr Cont Plan Exhs\1A Exh Xsects 5-3 11L.dwg

NO.	REVISIONS	DATE
1		

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

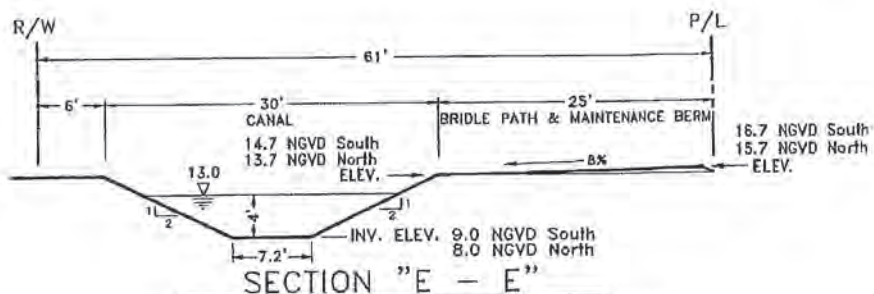
DESIGNED: BWH  
DRAWN: DAB  
SCALE: NTS  
DATE: 10/2021  
JOB. NO.: 07-18.8

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

EXHIBIT 4-2



**SECTION "D - D"**  
**60' ACCESS & MAINTENANCE EASEMENT (HSLCD)**  
 N.T.S.



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

NOTE: BASE INFORMATION OBTAINED FROM ENGINEERING & WATER RESOURCES, INC.  
 HSLCD FACILITIES.dwg DATE: July 2007 & HIGGINS ENGINEERING, INC.

0718-8 Discovery Work files\0718-8 Amended Wtr Cont Plan Exhs\1A Exh Xsects 5-4 11L.dwg

NO.	REVISIONS	DATE
1		

**HE** 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

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

EXHIBIT 4-3

**Exhibit 5**

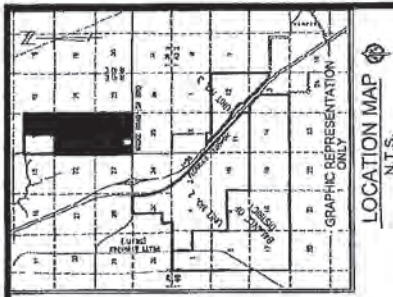
**Common Facilities Map**





**Exhibit 6**  
**Well Location Plan**





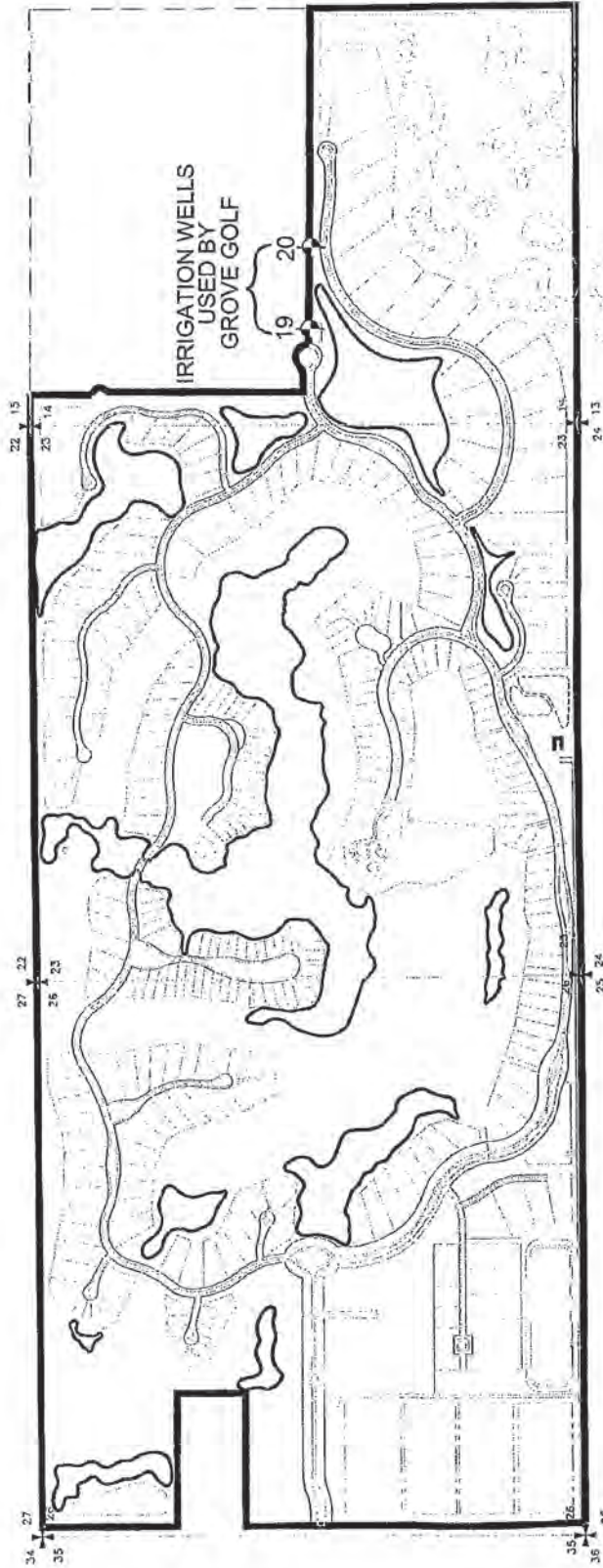
# LEGEND

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



## NOTES

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



0718-8 Discovery Work Files  
0718-8 Amended Wtr. Cont. Plan, Exh. 1A Exh. 4 76.dwg

DESIGNED: RWB  
DRAWN: DAB  
SCALE: N.T.S.  
DATE: 10/20/2021  
JOB NO.: 07-18.5

**HIGGINS ENGINEERING, INC.**  
4523 FOREST HILL BLVD.  
WEST PALM BEACH, FLORIDA 33415  
561-439-7807

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

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

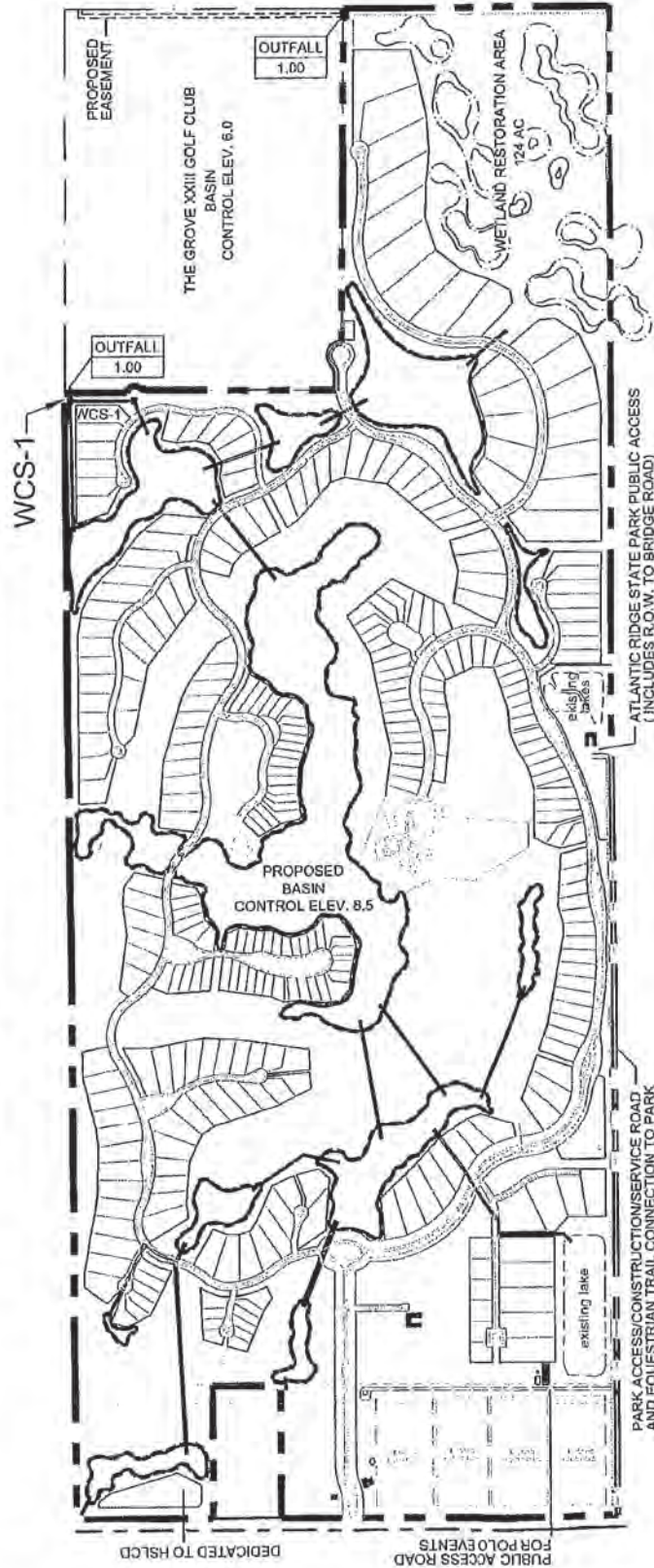
EXHIBIT 6

**Exhibit 7**  
**Easement Location Map**

# 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

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

DESIGNED: RWB  
DRAWN: DAB  
SCALE: NTS  
DATE: 10/20/2021  
JOB NO.: 07-18.8

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

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

EXHIBIT 7

**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.**

## **REPORT OF ENGINEER**

**Water Control Plan**

**for**

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

February 2022

07-18.9

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

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

**Water Resources - Environmental**

## **Report of Engineer**

### Table of Contents

1. Authorization
2. Purpose
3. Definitions
4. Existing Conditions
5. Findings
6. Assessment of Benefits from Construction of Water Control Plan
7. Recommendations for Capital Costs Funding
8. Recommendation for Operation and Maintenance Assessment Funding
9. Conclusions

#### Exhibits:

- A. Description of Lands to Be Acquired by Purchase or Condemnation
- B. Summary of the Costs
- C. C-1. Assessment of Benefits  
C-2. Assessment of Benefits Description
- D. D-1. Unit 1A Legal Description  
D-2. Unit 1A Location Map



IN RE: HOBE ST. LUCIE CONSERVANCY DISTRICT  
Unit of Development No. 1A –Water Control Plan

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REPORT OF ENGINEER

This Report of Engineer (the “Report”) was prepared by Higgins Engineering, Inc., in its capacity as the District Engineer for Hobe St. Lucie Conservancy District (HSLCD), an independent special district of the State of Florida, hereinafter referred to as HSLCD, and states as follows:

1. Authorization. This Report was prepared by the District Engineer pursuant to the applicable provisions of Chapter 298, Florida Statutes, and Chapter 2005-339, Laws of Florida, as subsequently amended by Chapter 2007-296, Laws of Florida, (together referred to herein as the “Act”) and authorized by the Resolution adopted by HSLCD’s Board of Supervisors on the 17<sup>th</sup> day of November 2021 for its Unit of Development No. 1A Water Control Plan.

2. Purpose. This Report has been prepared to assist HSLCD’s Board of Supervisors in its consideration and adoption of the proposed Water Control Plan (as defined in paragraph 3(C) of this Report) for Unit of Development No. 1A. This Report is to address the Unit of Development No. 1A lands described in the attached Exhibit D-1 and Exhibit D-2.

3. Definitions. Except as hereinafter set forth, all capitalized terms and phrases used in this Report shall have the meaning ascribed thereto in the Act, namely:

(A) “Assessable Real Property” means that real property located within Unit of Development No. 1A which will receive benefits from the proposed Water Control Plan and may be subject to the levy of non-ad valorem assessments by HSLCD if the proposed Water Control Plan is adopted by HSLCD’s Board of Supervisors.

(B) “Exempt Acres” means that real property located within Unit of Development No. 1A which will not be the subject of the levy of non-ad valorem assessments by HSLCD, including by way of example but not limited to: (i) real property owned by HSLCD, and (ii) public road rights-of-way.

(C) “Water Control Plan” means the proposed Water Control Plan for Unit of Development No. 1A, and improvements described therein.

4. Existing Conditions. The findings and opinions of the District Engineer as expressed in this Report are subject to the following understandings and conditions:

(A) In rendering the findings and opinions set forth herein, the District Engineer has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, individuals or entities having an interest in some or all of the real property which comprises Unit of Development No. 1A, engineering professionals, general contractors, surveyors, real estate agents or appraisers, HSLCD's staff and consultants.

(B) That factual information contained herein relating to the: (i) quantity of acreage, (ii) description of the real property located within Unit of Development No. 1A, and (iii) names of the owners of said acreage was supplied by the owners of the subject real property, the Martin County Tax Collector's Office and/or the Property Appraiser's Office.

(C) All of the HSLCD improvements described in the original Water Control Plan for Unit of Development No. 1, and as subsequently amended, presently exist and are being operated and maintained by HSLCD.

(D) All of the HSLCD improvements described in the previously approved Third Amended Water Control Plan for Unit 1 are to be replaced by the improvements described in the Water Control Plan for Unit 1A, with the exception of improvements within Grove XXIII Golf that will remain.

5. Findings. Subject to and conditioned upon the above, the District Engineer reports as follows:

(A) The District Engineer has visited and viewed Unit of Development No. 1A.

(B) That attached hereto as Exhibit "A" is a description of all lands to be acquired by the HSLCD through purchase, condemnation, or landowner donation and will be used for rights-of-way, easements, or other works set out in the proposed Water Control Plan.

(C) All Assessable Real Property located within Unit of Development No. 1A will be improved and benefit from the implementation and construction of the Unit 1A Water Control Plan.

(D) That attached hereto as Exhibit "B" and incorporated herein is a summary of the estimated costs of the proposed facilities within Unit of Development No. 1A.



6. Assessment of Benefits from Construction of Water Control Plan

(A) That attached hereto as Exhibit "C-1" and incorporated herein is the following:

Column 1 – the name(s) of the fee title owner(s) of Assessable Real Property,

Column 2 – description of the real property (the "Assessable Real Property"),

Column 3 – the actual number of acres of Assessable Real Property and the  
Assessed Number of Acres,

Column 4 – the amount of determined benefits from construction of the  
Water Control Plan,

Column 5 – the amount of determined damages, and

Column 6 – the number of acres to be taken for rights-of-way, easements, HSLCD  
works, etc.

(B) That attached hereto as Exhibit "C-2" and incorporated herein is information on the  
Assessment of Benefits.

7. Recommendations for Capital Costs Funding.

It is recommended that bonds be sold for Capital Cost Funding. Bonds debt will be paid for  
using landowner assessments.

8. Recommendation for Operation and Maintenance Assessment Funding.

There will be a high-level maintenance agreement between HSLCD and the Discovery  
POA/ Golf course maintenance entities. Operation and Maintenance costs will be borne by the  
Discovery POA / Golf Course maintenance entities.

HSLCD will need funding in order to:

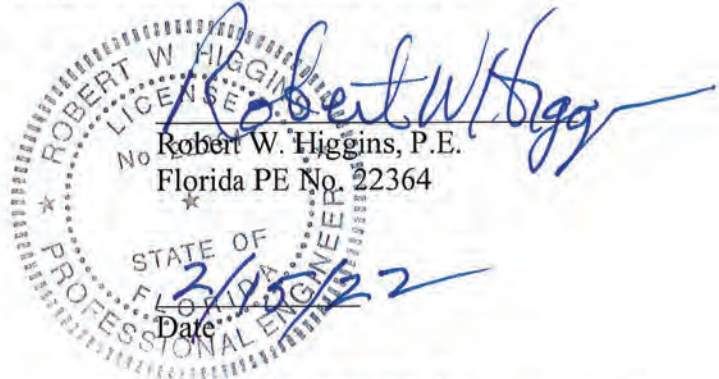
(A) operate and maintain the improvements within the Water Control Plan including their  
subsequent repair, restoration and/or replacement, as and when needed,

(B) pay expenses, including administration, legal, accounting, and engineering, necessary  
for the operation and maintenance of HSLCD and Unit of Development No. 1A.

Since the above costs and expenses may fluctuate, the District Engineer recommends that an  
annual maintenance assessment be determined, assessed and levied by HSLCD's Board of  
Supervisors upon the Assessable Real Property located within Unit of Development No. 1A for the  
purpose of defraying the above-described costs and expenses of Items (A), (B), and (C), which is  
hereinafter referred to as the "Maintenance Assessment". This Maintenance Assessment should be  
apportioned over the Assessable Real Property within Unit of Development No. 1A in the same

manner as the benefit from construction of the Water Control Plan is apportioned as provided in Exhibit "C-2".

9. Conclusions. It was found by the District Engineer that the Summary of Costs of the Water Control Plan Improvements for Unit of Development No. 1A (See Exhibit "B") is \$252,615,000 or \$165,432.22 per acre for 1,527 acres in Unit of Development No. 1A.



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

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



**UNIT OF DEVELOPMENT NO. 1A  
WATER CONTROL PLAN**

**DESCRIPTION OF LANDS TO BE ACQUIRED  
BY PURCHASE OR CONDEMNATION**

**NONE**

Exhibit "A"

**SUMMARY OF THE COSTS  
OF THE  
WATER CONTROL PLAN IMPROVEMENTS  
FOR  
UNIT OF DEVELOPMENT NO. 1A**

**Water Control Plan**

Cost of Construction of the Water Control Plan Improvements	\$ 150,172,708.00
10% Contingency	\$ 15,017,270.80
Total Cost	\$ 165,189,978.80

**Report of Engineer**

Assessed Cost	\$ 165,189,978.80
25% Administrative	\$ 41,297,494.70
25 % Additional Projects	\$ 41,297,494.70
Total Cost	\$ 247,784,968.20

**Benefit Per Acre**

Total Cost	\$ 247,784,968.20
Assessed Acres	1527
Assessed Benefit per Acre	\$ 165,432.22
Total Benefits	\$ 252,615,000.00

Exhibit "B"

**UNIT OF DEVELOPMENT NO. 1A  
WATER CONTROL PLAN  
LANDOWNERS**

Column 1	Column 2	Column 3		Column 4	Column 5	Column 6
Owner of Property	Description of Property/ Martin County Property Control Number	Actual Number of Acres <sup>(1)</sup>	Computed Acres Assessed	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres to Be Taken for Rights-of-Way, HSLCD Works, Etc.
BECKER B-14 GROVE, LTD	23-39-41-001-000-00500-0	20.0360	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00490-0	20.0170	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00480-0	20.0170	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00470-0	20.1280	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00460-0	20.0320	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00450-0	20.1370	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00440-0	20.1360	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00430-0	20.0330	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00420-0	20.0360	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00410-0	20.0460	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00400-0	20.0460	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00390-0	20.0390	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00380-0	20.1190	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00370-0	20.0930	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00360-0	20.0920	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00350-0	20.0120	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00340-0	20.0040	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00330-0	20.0670	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00320-0	20.0670	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00310-0	20.0110	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00300-0	20.1710	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00290-0	20.0800	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00280-0	20.0790	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00270-0	20.0150	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00260-0	20.0290	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00250-0	20.0510	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00240-0	20.0510	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00230-0	20.0170	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00220-0	20.1560	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00210-0	20.0690	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00200-0	20.0680	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00190-0	20.0240	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00180-0	20.0520	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00170-0	20.0500	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00160-0	20.0500	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00150-0	20.0030	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00140-0	20.1890	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00130-0	20.0630	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00120-0	20.0630	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00110-0	20.0010	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00100-0	20.0040	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00090-0	20.0440	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00080-0	20.0440	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00070-0	20.0340	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00060-0	20.1700	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00050-0	20.0450	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00040-0	20.0450	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00030-0	20.0000	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00002-0	12.5770	13	\$ 2,150,618.86	0	0
	23-39-41-001-005-00000-0	113.8520	114	\$ 18,859,273.08	0	0
	23-39-41-001-000-00020-0	20.4330	20	\$ 3,308,644.40	0	0
	23-39-41-001-000-00010-0	20.0010	20	\$ 3,308,644.40	0	0
	23-39-41-001-003-00000-0	144.4640	144	\$ 23,822,239.68	0	0
	23-39-41-001-000-00001-0	31.2150	31	\$ 5,128,398.82	0	0
HOBE SOUND EQUESTRIAN LLC	14-39-41-001-000-00002-0	222.5500	223	\$ 36,891,385.06	0	0
	14-39-41-001-000-00001-0	1.6300	2	\$ 330,864.44	0	0

Total 1,527 \$ 252,615,000

(1) Acreage based on listing in Martin County Property Appraiser

Exhibit "C-1"

**UNIT OF DEVELOPMENT NO. 1A  
WATER CONTROL PLAN**

**ASSESSMENT OF BENEFITS**

Unit of Development No. 1A consists of approximately 1531 acres. All Assessable Real Property within Unit of Development No. 1A will be benefitted from the Unit of Development No. 1A Water Control Plan Improvements.

The District Engineer assigns a benefit of \$165,432.22 per acre to all Assessable Real Property within the Unit of Development No. 1A for a total determined benefit of \$252,615,000.00.

HSLCD presently owns, or will own, all of the facilities and Improvements outlined in the Water Control Plan, therefore the amount of the determined damages is zero.

Benefits shall be apportioned on a per acre basis, with each tract or parcel of land with less than one acre in area to be assessed as a full acre, and each tract or parcel of land more than one acre in area which contains a fraction of an acre to be assessed at the nearest whole number of acres with a fraction of one-half or more to be assessed as a full acre.

Exhibit "C-2"



## 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 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 303.15 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 2328.48 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 MEETS & BOUNDS DESCRIPTION= 66,685,519 SQUARE FEET OR 1,530.89 ACRES ±

SHEET 1 OF 2

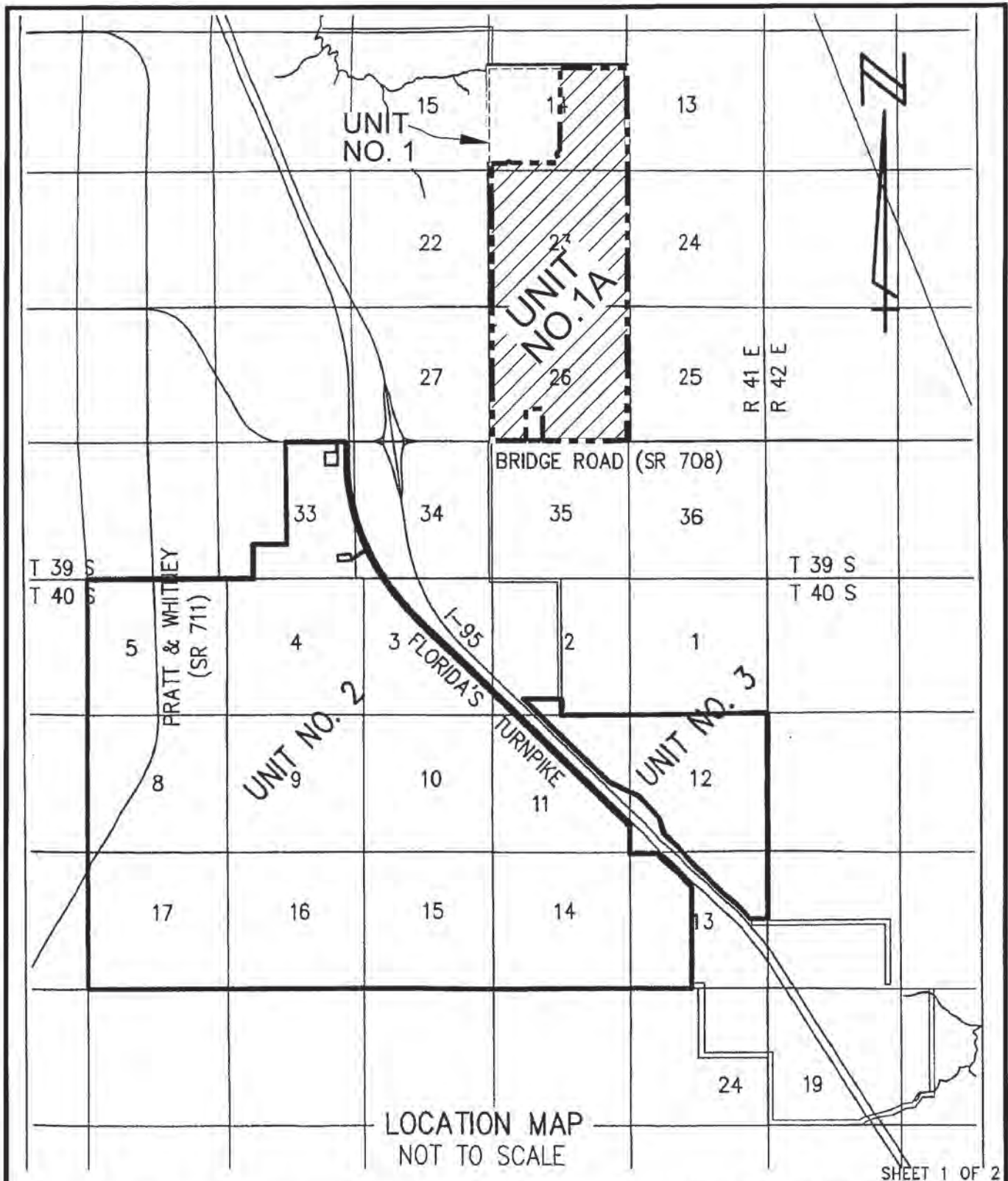
SEC 14, 23, 26. TWP. 39 S., RGE. 41 E.

REV: ---		<b>HIGGINS ENGINEERING, INC.</b> 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-B Amended Wfr Conf Plan Exhs 1-5-22\Exh 2 Leg Loc 7G.dwg

EXHIBIT D-1





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: ----  
FIELD: --  
DRAWN: DAB  
APPR:



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

0718-8 Amended Wtr Cont Plan Exhs\Exhs 0718-8 Leg\_Loc 5E.dwg

Unit of Development No.1A  
Hobe-St. Lucie  
Conservancy District  
Martin County, Florida

SCALE: N/A  
DATE: OCT. 2021  
P.A.NO.  
DR. NO.

EXHIBIT D-2

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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:** February 8, 2022  
**RE:** Hobe-St. Lucie Conservancy District  
Update Regarding Martin County/SFWMD Lawsuit

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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.

The original deadline for the Fourth District Court of Appeal to issue a mandate was February 4, 2022. However, Martin County and SFWMD filed a Motion to stay the mandate. The District has prepared a Response opposing this Motion which it plans to timely file by February 16, 2022.

Martin County and SFWMD could file, by February 21, 2022, a petition for certiorari review by the Florida Supreme Court, which would then decide whether to accept or decline jurisdiction.





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

February 9, 2022

*\* Delivered Via Email*

Anthony Adams \*  
EDC, Inc \*  
10250 SW Village Parkway Suite 201  
Port Saint Lucie, FL 34987

**Subject: RG Reserve Pipe  
Notice of Incomplete Application  
Environmental Resource Permit (ERP) Application No. 210305-5520  
Martin County**

Dear Agent or Applicant:

The additional information requested by letter on August 19, 2021 has not been received by the South Florida Water Management District (District). This information is necessary for the District to timely complete the processing of the above-referenced ERP application. The requested information was to be provided pursuant to the timelines outlined in Section 5.5.3.5, ERP AH, Vol. I to avoid denial of the application.

If you are not ready to submit a complete response you may voluntarily withdraw the application prior to the application being denied. If you elect to withdraw the application, Section 5.5.3.7, ERP AH, Vol. I, provides a process for you to refile the application within 365 days without the necessity to pay a new processing fee.

Should you fail to fully submit the requested information, or to withdraw the application, within 10 days of the date of this letter, the application will be considered incomplete and District staff will process the application for denial, without prejudice to your right to reapply at a later time.

If you have any questions concerning this matter, please contact the assigned staff members to discuss solutions and/or set a meeting to resolve the remaining issues: Glen Gareau, P.E., Lead Engineer at (863) 462-5260 x3006 or via email at [ggareau@sfwmd.gov](mailto:ggareau@sfwmd.gov) and Eve Raymond, Environmental Analyst 4 at (863) 462-5260 x3007 or via email at [sraymon@sfwmd.gov](mailto:sraymon@sfwmd.gov) and Tolan D. Solomon, Property Analyst at 561-682-2512 or via email at [tsolomon@sfwmd.gov](mailto:tsolomon@sfwmd.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read "MLaw", enclosed in a blue oval.

Melissa M. Lawrence, P.E.  
Administrator, Environmental Resource Bureau  
South Florida Water Management District

c: Robert Roschman , RG Reserve, Inc. \*  
Bob Higgins \*  
Tobin Overdorf , Engineering Design and Construction Inc \*