



HOBE-ST. LUCIE CONSERVANCY DISTRICT

MARTIN COUNTY

BOARD OF SUPERVISORS MEETING & PUBLIC HEARING APRIL 27, 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
BOARD OF SUPERVISORS MEETING & PUBLIC HEARING
April 27, 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. March 23, 2022 Board of Supervisors Board Meeting.....Page 3
- G. Public Hearing – Water Control Plan
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Adopting of Engineer’s Report & Water Control Plan for Unit of Development No. 1A
 - 3. Consider Resolution No. 2022-02 – Adopting an Engineer’s Report & Water Control Plan for Unit of Development No. 1A.....Page 5
- H. Public Hearing – Boundary Amendment
 - 1. Proof of Publication.....Page 50
 - 2. Receive Public Comments on Revising Boundaries in Unit of Development No. 1A
 - 3. Consider Resolution No. 2022-03 – Adopting Revising Boundaries in Unit of Development No. 1A.....Page 52
- I. Old Business
 - 1. Update Regarding Martin County Litigation.....Page 57
 - 2. Discussion Regarding RG Reserve Pipe Permit Application
 - 3. Update Regarding Howe Holdings and Bridgeview Agreements
- J. New Business
 - 1. Consider Approval Bedner Farms Irrigation Agreement.....Page 59
- K. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- L. Board Members Comments
- M. 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

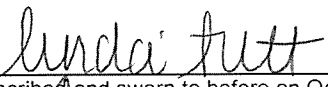
PALM BEACH GARDENS, FL 33410-5207

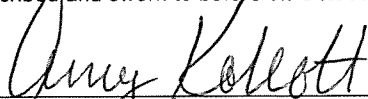
STATE OF WISCONSIN
COUNTY OF BROWN

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
Pub: Oct 13, 2021
TCN4947176

**MARCH 23, 2022 BOARD OF
SUPERVISORS BOARD MEETING MINUTES**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Miscellaneous Notices



Published in St. Lucie News Tribune on April 6, 2022

Location

St. Lucie County, Florida

Notice Text

NOTICE OF PUBLIC HEARING TO THE OWNERS AND ALL PERSONS INTERESTED IN THE LANDS, CORPORATE AND OTHER PROPERTY IN AND ADJACENT TO THE HOBE-ST. LUCIE CONSERVANCY DISTRICT'S UNIT OF DEVELOPMENT NO. 1A. You are notified that the Hobe-St. Lucie Conservancy District has filed in the office of the Secretary of the District a Resolution to Consider Approval of the Water Control Plan to construct, install, operate and maintain a surface water management system for Unit of Development No. 1A which includes lake excavation, fill placement, construction of roads, wetland creation and construction of water distribution and wastewater collection systems. Written objections to the proposed Water Control Plan for the District's Unit of Development No. 1A may be filed at the District's Office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, on or before the District's scheduled meeting which is going to be held at Hobe Sound Polo Club, 2935 SE Bridge Road, Hobe Sound, FL 33455 at 9:30 A.M. on Wednesday, April 27, 2022. A Public Hearing on the proposed Water Control Plan will be conducted at this regularly scheduled meeting and written objections, if any, will be considered at that time. At the conclusion of the Public Hearing, the District's Board of Supervisors may determine to proceed with the process for approval of the proposed Water Control Plan and direct the District's Engineer to prepare an Engineer's Report identifying any real property to be taken, assessing benefits and damages and estimating the cost of improvements associated with the proposed Water Control Plan. A final hearing on approval of the proposed Water Control Plan and the Engineer's Report shall be duly noticed and subsequently held at a regularly scheduled District Board of Supervisors meeting at least twenty-five (25) days but no later than sixty (60) days after the last scheduled publication of the notice of filing of the Engineer's Report with the Secretary of the District. If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, 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 to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the District Manager at (561) 630-4922 and/or toll free at (877) 737-4922 at least 48 (48) hours prior to the hearing. Date of First Publication: April 6, 2022 President, Board of Supervisors Hobe-St. Lucie Conservancy District PUB: April 6, 13, & 20, 2022 TCN5196232

RESOLUTION NO. 2022-02

RESOLUTION OF THE BOARD OF SUPERVISORS OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT
TO PROCEED WITH THE PROCESS FOR APPROVAL
OF THE PROPOSED WATER CONTROL PLAN
FOR UNIT OF DEVELOPMENT NO. 1A

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT is an independent special district of the State of Florida having been created by Chapter 88-514, Laws of Florida, as amended, and in accordance with the applicable provisions of Chapter 298, Florida Statutes as amended, and Chapter 2005-339, Laws of Florida, as amended and supplemented (together the "Act"); and

WHEREAS, the Act provides for the creation of separate Units of Development within Hobe-St. Lucie's jurisdictional boundaries; and

WHEREAS, in accordance with the Act, Hobe-St. Lucie's Board of Supervisors previously created its Unit of Development No. 1A, for the lands therein previously identified by separate resolution; and

WHEREAS, on November 17, 2021, Hobe-St. Lucie's Board of Supervisors adopted a Resolution Approving Consideration of the Adoption of the Water Control Plan for its Unit of Development No. 1A; and

WHEREAS, Hobe-St. Lucie's Board of Supervisors did previously cause publication of a Notice of Public Hearing on the proposed Water Control Plan for Unit of Development No. 1A, copies of which were provided to the owners of real property within the Unit and others in accordance with the provisions of Section 298.301, Florida Statutes, which Public Hearing was held on Wednesday, April 27, 2022.

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

1. The Board of Supervisors finds that no written objections were filed or presented at or before the Public Hearing on the proposed Water Control Plan for Unit of Development No. 1A.

2. The Board of Supervisors does hereby determine to proceed with the process for approval of the proposed Water Control Plan for Unit of Development No. 1A.

3. The Board of Supervisors hereby directs Hobe-St. Lucie's Engineer to prepare, pursuant to the Act, an Engineer's Report identifying property to be taken, assessing benefits and damages, and estimating the cost of improvements associated with the proposed Water Control Plan for Unit of Development No. 1A and, upon completion, file the Engineer's Report with the Secretary of Hobe-St. Lucie Conservancy District.

4. All resolutions or parts of resolutions in conflict herewith are hereby repealed.
5. This Resolution shall take effect immediately upon its adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2022.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

ATTEST:

By: _____
Secretary

By: _____
President

(DISTRICT SEAL)

REPORT OF ENGINEER

Water Control Plan

for

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

January 2022
February 2022
April 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

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

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 17th 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/benefits 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 number of acres of Assessable Real Property,
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.

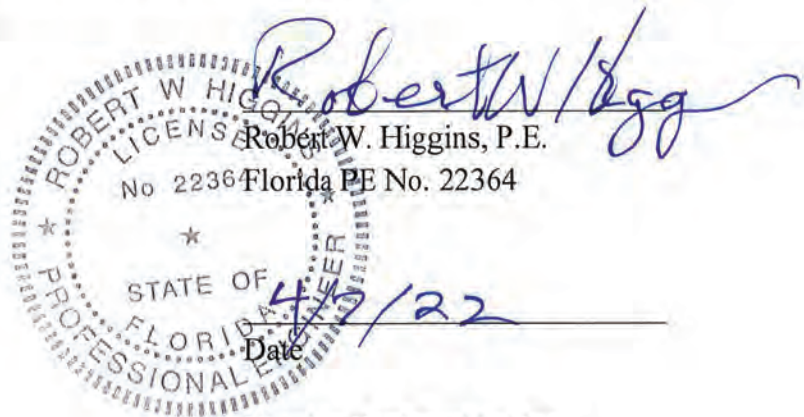
HSLCD will need funding in order to:

(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 Benefits 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 1,531 acres in Unit of Development No. 1A.


Robert W. Higgins, P.E.
Florida PE No. 22364
Date 4/19/22

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/BENEFITS
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	1531
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 ⁽¹⁾	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
	23-39-41-001-000-00000-0	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 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 METES & BOUNDS DESCRIPTION= 66,685,519 SQUARE FEET OR 1,530.89 ACRES ±

EXHIBIT D-1

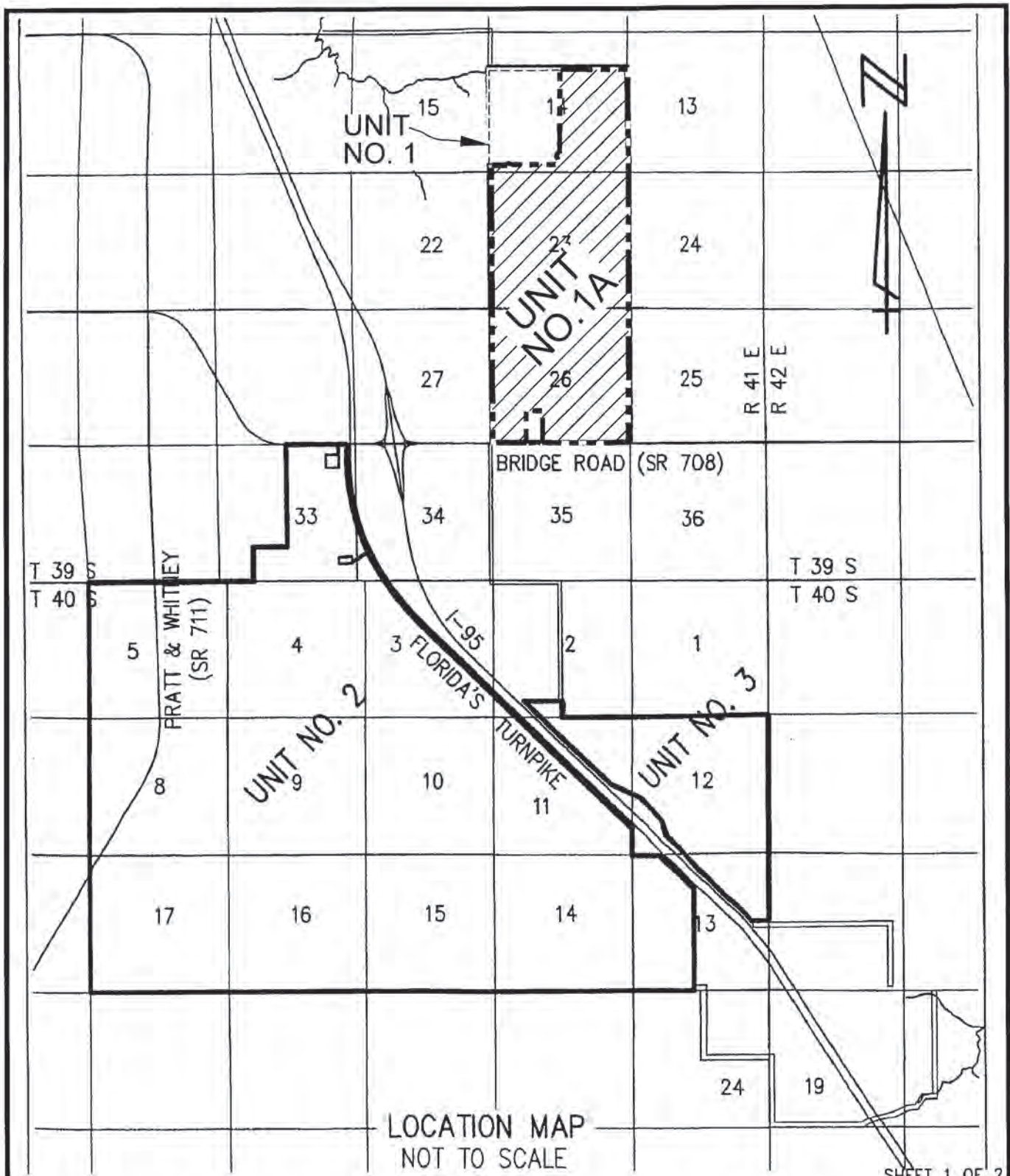
SHEET 1 OF 2

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.

0718-9 1A Leg-Loc Exhs for EngReport\1A Exh 2 Leg_Loc 8H.dwg

EXHIBIT D-1
Page 15



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 D-2



HIGGINS ENGINEERING, INC.

WATER CONTROL PLAN

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

December 2021
February 2022
Revised - March 2022

Prepared by:
Higgins Engineering, Inc.

07-18.8

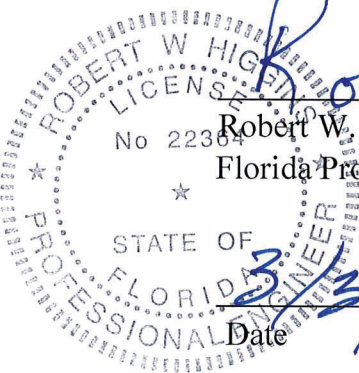
4623 Forest Hill Blvd., Suite 113
(561) 439-7807

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
Date 3/31/22

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)

Table of Contents

I.	Introduction	1
A.	General	2
B.	Authorization	2
C.	Acknowledgements	2
D.	Purpose and Scope	2
E.	Lands in Unit of Development No. 1A	3
F.	Lands Outside HSLCD Boundaries Receiving Services	4
II.	Existing Conditions in the Unit of Development No. 1A Area	4
A.	Topography	4
B.	Land Use and Zoning	5
C.	History of Water Control for the Area	5
a.	Channel Design Criteria - Drainage	5
b.	Channel Design Criteria — Irrigation	5
c.	Irrigation Water Supply	6
d.	Levee — Flood Protection	6
III.	Water Control Plan Improvements	6
A.	Surface Water Management Systems Improvements	6
1.	Description of Improvements/Unit of Development No. 1A	6
a.	Internal Lake System	7
b.	Outfall Canals and Discharge Control Services	7
2.	SFWMD Permits	8
B.	Easements Dedicated to HSLCD	8
C.	Cost of Improvements	8
IV.	Maintenance/Operational Responsibilities	8

Table of Contents (cont'd)

V.	Method of Financing	9
VI.	Recommendations	9
A.	Approval of the Unit 1A Water Control Plan	9
B.	Easements	9
C.	Maintenance and Operation	9

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.

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

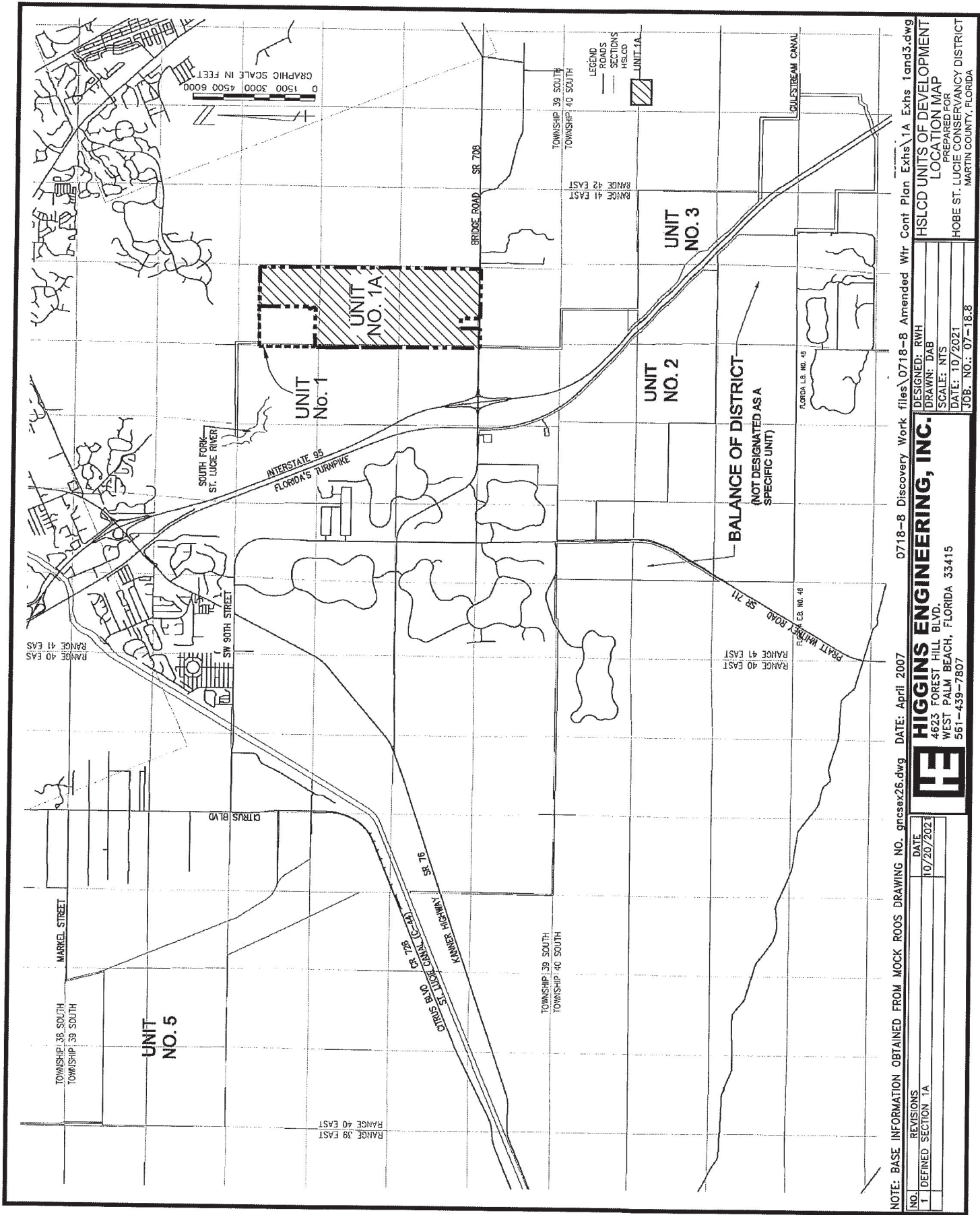
Based on the information presented in this Unit 1A Water Control Plan, the following recommendations are made:

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



NOTE: BASE INFORMATION OBTAINED FROM MOCK ROOS DRAWING NO. grcsex26.dwg DATE: April 2007

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

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

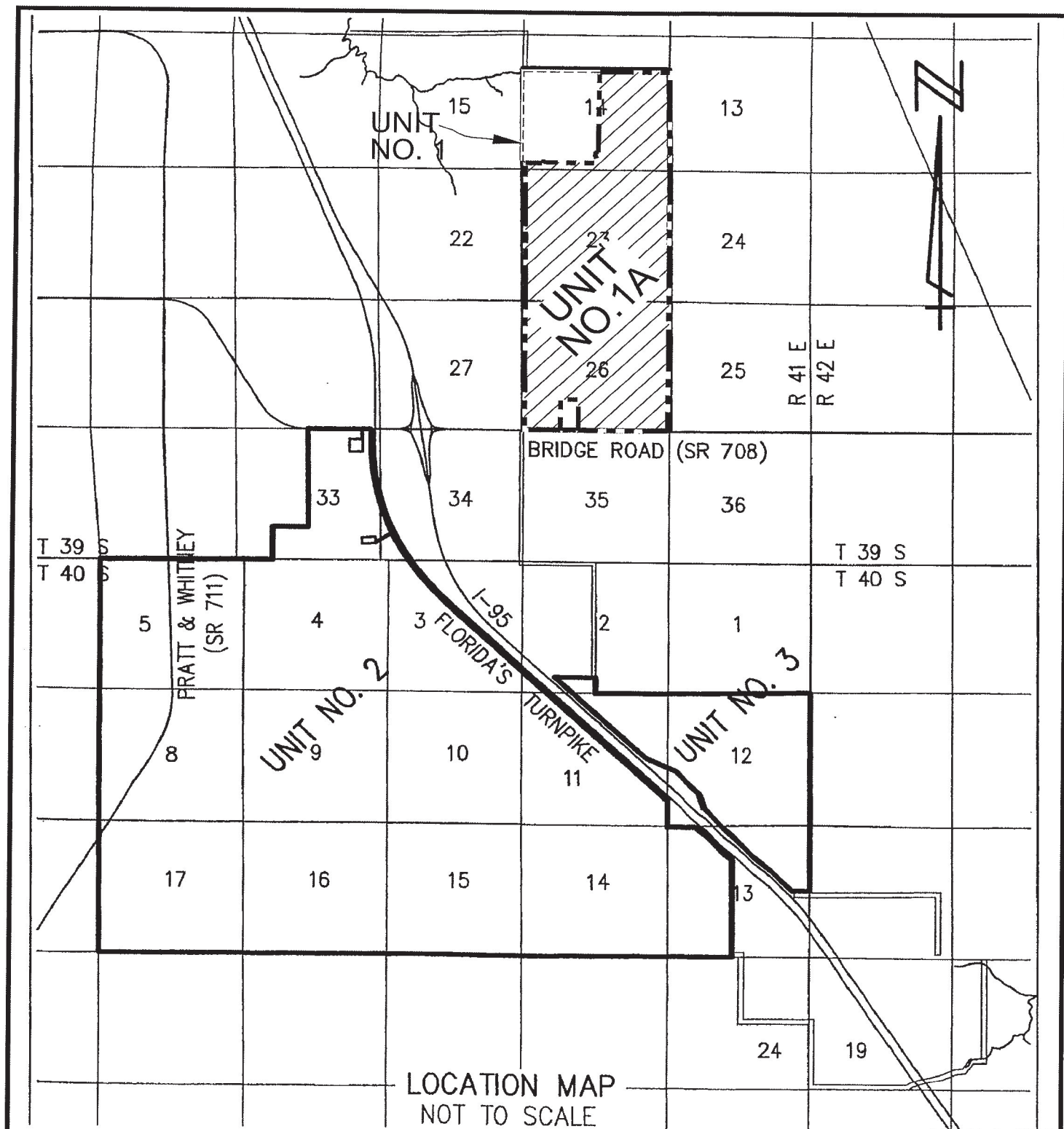
DESIGNED: RWH
DRAWN: DAB
SCALE: NTS
DATE: 10/20/21
JOB NO.: 07-18-8

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

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



LOCATION MAP
NOT TO SCALE

EXHIBIT 2-1

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

EXHIBIT 2-2

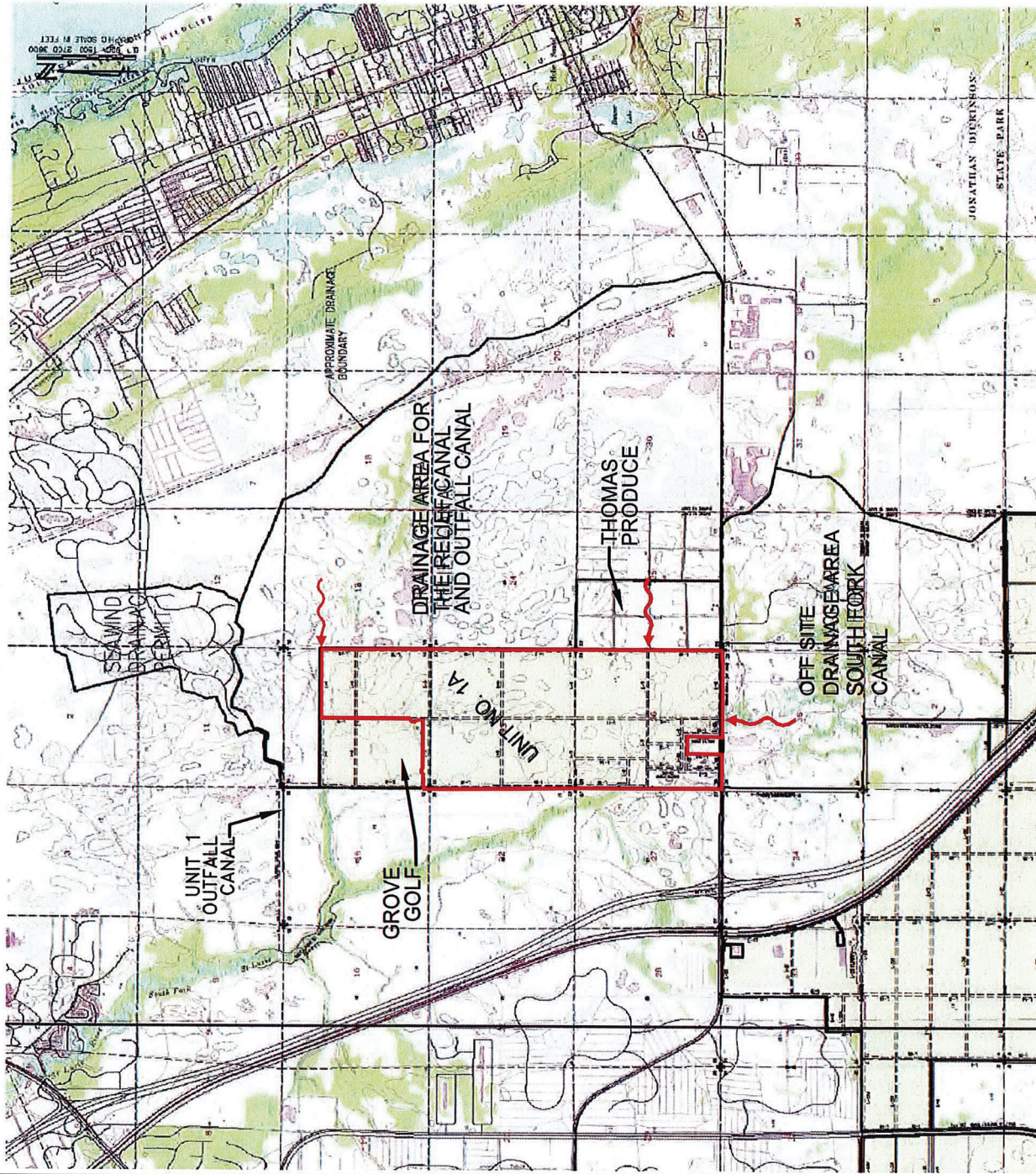
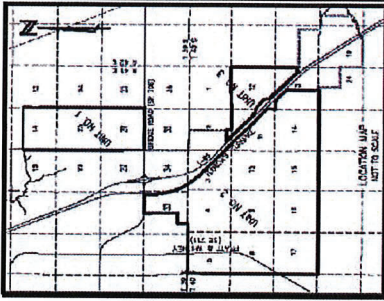
SHEET 1 OF 2

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 Wtr Cont Plan Exhs 1-5-22\Exh 2 Leg_Loc 8H.dwg

Exhibit 3
Offsite Drainage Areas



NOTE: BASE INFORMATION OBTAINED FROM MOCK ROOS DRAWING NO. gncs26.dwg DATE: April 2007

NO.	REVISIONS	DATE
1	DEFINED STATION 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: 10/20/21
 JOB. NO.: 07-18.8

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

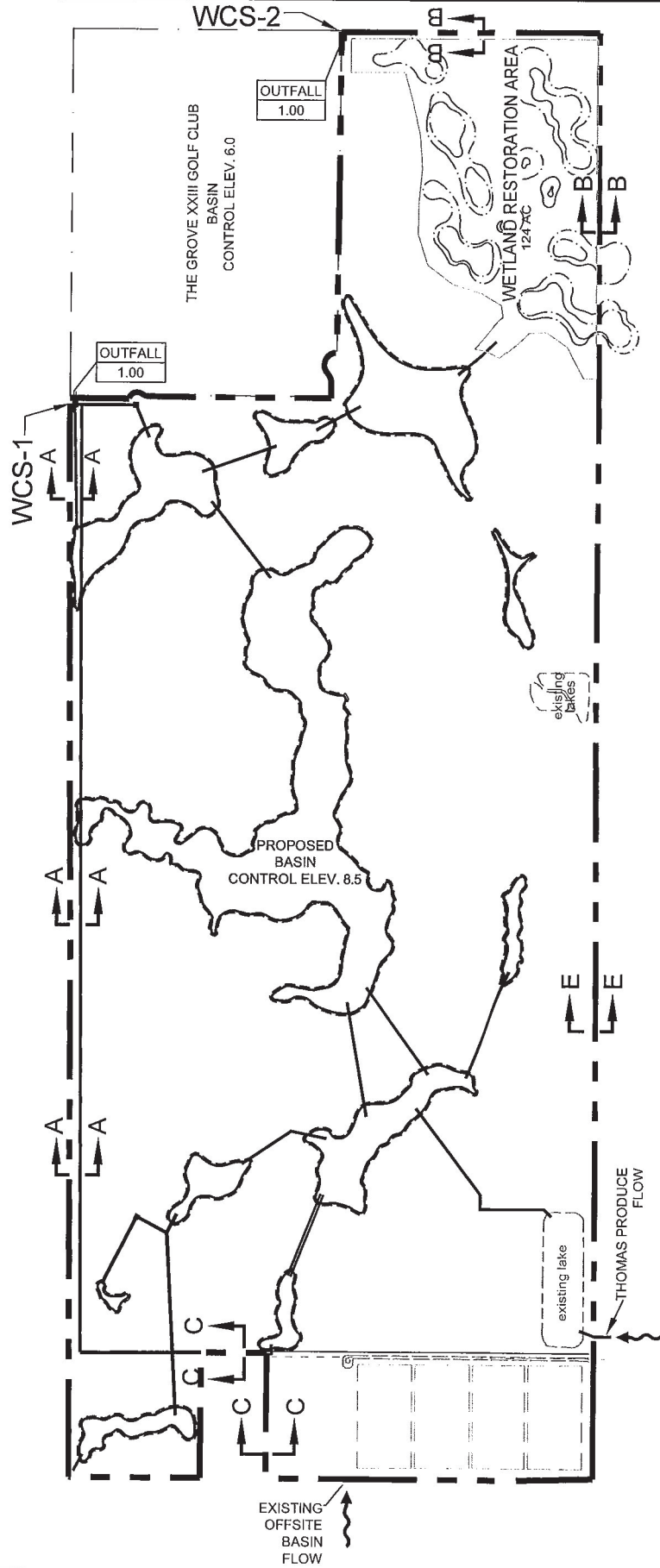
OFFSITE DRAINAGE AREAS
 UNIT OF DEVELOPMENT 1A
 PREPARED FOR
 HOBE ST. LUCIE CONSERVANCY DISTRICT
 MARTIN COUNTY, FLORIDA

Exhibit 4

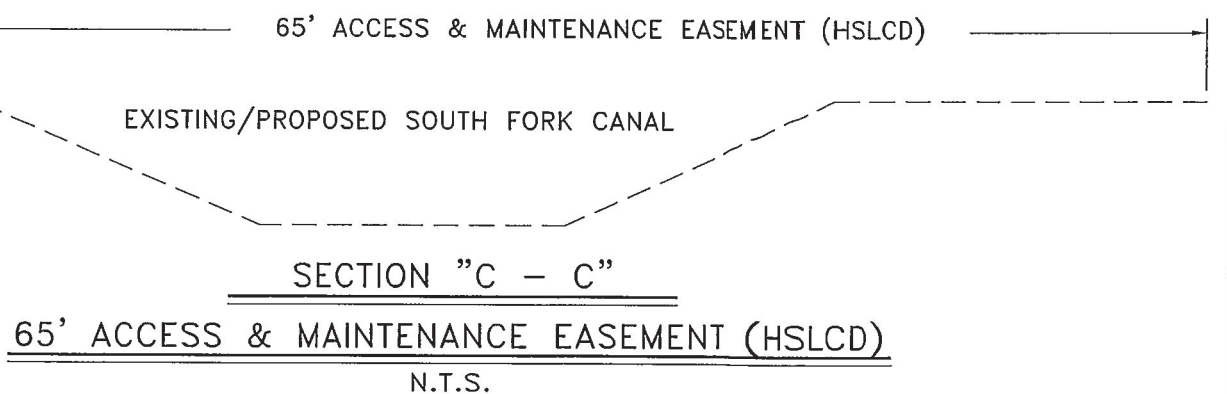
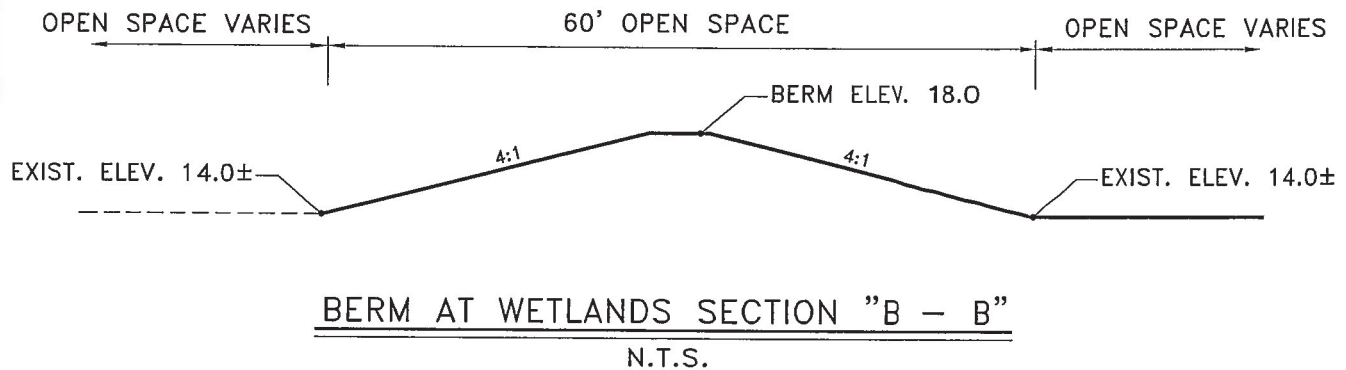
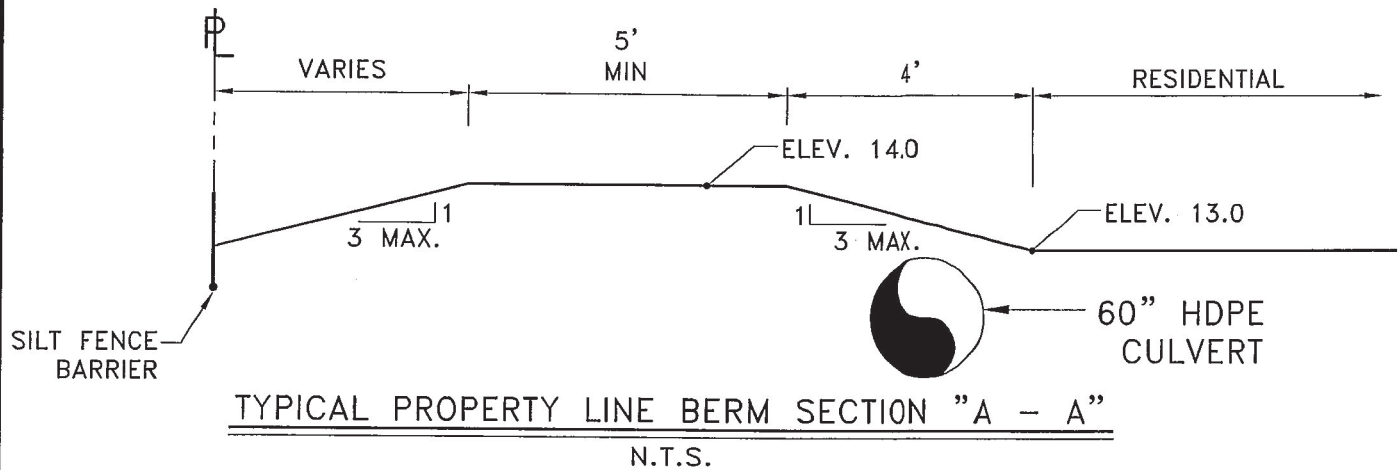
Water Control System Map

LEGEND

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



0718-8 Amended Wtr Cont Plan Exhs 1-5-22\1A Exh 4-1 14P.dwg	
DESIGNED: RWB	WATER CONTROL SYSTEM
DRAWN: DAB	UNIT OF DEVELOPMENT NO. 1A
SCALE: NTS	HOBBS ST. LUCIE CONSERVANCY DISTRICT
DATE: 10/20/2021	MARTIN COUNTY, FLORIDA
JOB NO.: 07-18.8	
HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807	
NO.	REVISIONS
1	DEFINED SECTION 1A
2	REVS PER VELCON FINAL PLAN
	DATE
	10/20/2021
	11/11/2021



0718-8 Amended Wtr Cont Plan Exhs 1-5-22\1A Exh 4-2 Xsects 11L.dwg

NO.	REVISIONS	DATE
1		

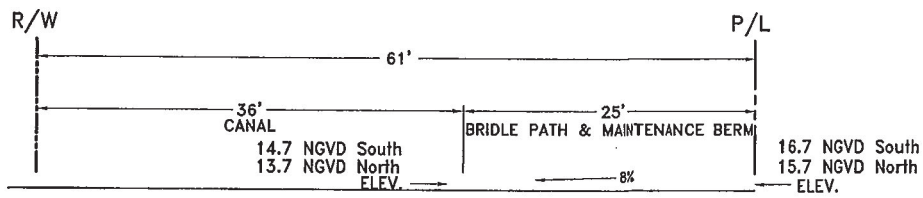


HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

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

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"

N.T.S.

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

0718-8 Discovery Unit 1A Exhs 1-5-22\
0718-8 Amended Wtr Cont Plan Exhs\
1A Exh 4-3 Xsects 12M.dwg

NO.	REVISIONS	DATE
1		



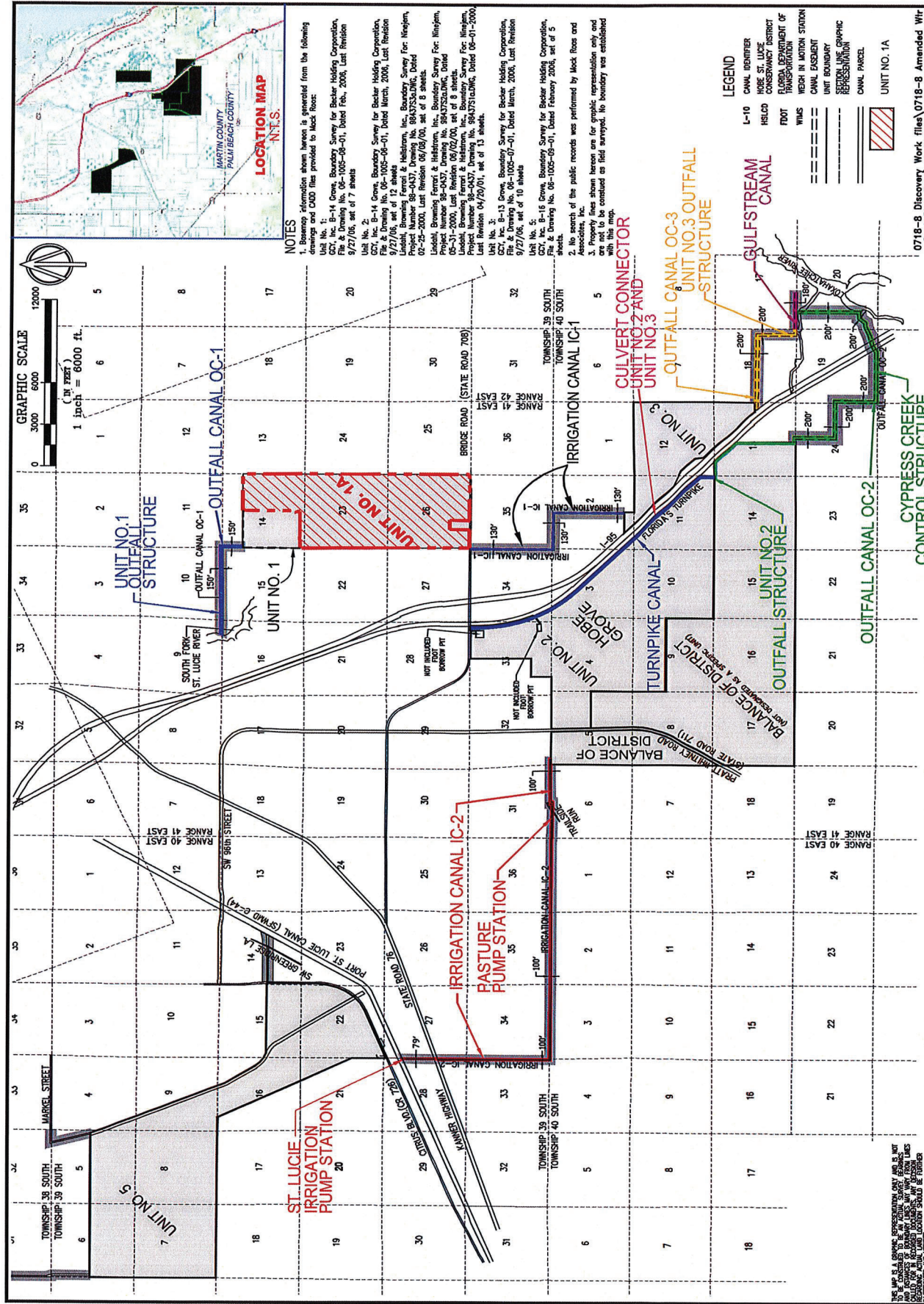
HIGGINS ENGINEERING, INC.
4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
561-439-7807

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

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



HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807		FIELD: LBF/OCY DESIGN: PBT/DAB DESIGN: RTH DATE: 1-2000	SHEET NO. 1 SHEET 1 OF 1
0718-8 Discovery Work Files\0718-8 Amended Wht Cont. Plan Exits 1A Exit 3-1 Connectivity 10C.dwg		HOBE ST. LUCIE CONSERVANCY DISTRICT COMMON FACILITIES MAP DATE: OCT. 2021 P.A. NO. I.R. NO. SHEET 1	HOBE ST. LUCIE CONSERVANCY DISTRICT COMMON FACILITIES MAP DATE: OCT. 2021 P.A. NO. I.R. NO. SHEET 1

NOTES

1. Bearings information shown herein is generated from the following drawings and CAD files provided to Black Box:
2. No search of the public records was performed by Black Box and Associates, Inc.
3. Property lines shown herein are for graphic representation only and are not to be construed as field surveyed. No boundary was established.

UNIT NO. 1

UNIT NO. 2

UNIT NO. 3

UNIT NO. 4

UNIT NO. 5

LEGEND

1-10 CANAL IDENTIFIER

HOBE ST. LUCIE CONSERVANCY DISTRICT

FLORIDA DEPARTMENT OF TRANSPORTATION

WEIGH IN MOTION STATION

CANAL EXISTENT

SECTION LINE GRAPHIC REPRESENTATION

CANAL PARCEL

UNIT NO. 1A

LOCATION MAP

N.T.S.

MARTIN COUNTY

PALM BEACH COUNTY

GRAPHIC SCALE

0 3000 6000 12000

1 inch = 6000 ft.

(in feet)

ST. LUCIE IRRIGATION PUMP STATION

PASTURE PUMP STATION

IRRIGATION CANAL IC-1

IRRIGATION CANAL IC-2

OUTFALL CANAL OC-1

OUTFALL CANAL OC-2

OUTFALL CANAL OC-3

TURNPIKE CANAL

CULVERT CONNECTOR

UNIT NO. 1 OUTFALL STRUCTURE

UNIT NO. 2 OUTFALL STRUCTURE

UNIT NO. 3 OUTFALL STRUCTURE

UNIT NO. 4 OUTFALL STRUCTURE

UNIT NO. 5 OUTFALL STRUCTURE

STATE ROAD 36

STATE ROAD 70

MARKET STREET

SW 96th STREET

PORT ST. LUCIE CANAL (SRMD C-4)

SW GREENING LA

SW 10th STREET

SW 11th STREET

SW 12th STREET

SW 13th STREET

SW 14th STREET

SW 15th STREET

SW 16th STREET

SW 17th STREET

SW 18th STREET

SW 19th STREET

SW 20th STREET

SW 21st STREET

SW 22nd STREET

SW 23rd STREET

SW 24th STREET

SW 25th STREET

SW 26th STREET

SW 27th STREET

SW 28th STREET

SW 29th STREET

SW 30th STREET

SW 31st STREET

SW 32nd STREET

SW 33rd STREET

SW 34th STREET

SW 35th STREET

SW 36th STREET

SW 37th STREET

SW 38th STREET

SW 39th STREET

SW 40th STREET

SW 41st STREET

SW 42nd STREET

SW 43rd STREET

SW 44th STREET

SW 45th STREET

SW 46th STREET

SW 47th STREET

SW 48th STREET

SW 49th STREET

SW 50th STREET

SW 51st STREET

SW 52nd STREET

SW 53rd STREET

SW 54th STREET

SW 55th STREET

SW 56th STREET

SW 57th STREET

SW 58th STREET

SW 59th STREET

SW 60th STREET

SW 61st STREET

SW 62nd STREET

SW 63rd STREET

SW 64th STREET

SW 65th STREET

SW 66th STREET

SW 67th STREET

SW 68th STREET

SW 69th STREET

SW 70th STREET

SW 71st STREET

SW 72nd STREET

SW 73rd STREET

SW 74th STREET

SW 75th STREET

SW 76th STREET

SW 77th STREET

SW 78th STREET

SW 79th STREET

SW 80th STREET

SW 81st STREET

SW 82nd STREET

SW 83rd STREET

SW 84th STREET

SW 85th STREET

SW 86th STREET

SW 87th STREET

SW 88th STREET

SW 89th STREET

SW 90th STREET

SW 91st STREET

SW 92nd STREET

SW 93rd STREET

SW 94th STREET

SW 95th STREET

SW 96th STREET

SW 97th STREET

SW 98th STREET

SW 99th STREET

SW 100th STREET

DEFINITION SECTION 1A

NO. DATE BY

REVISIONS

EXHIBIT 5

Exhibit 6
Well Location Plan

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

34 27
35 26

SECTION CORNER

UNIT NO. 1A BOUNDARY

SECTION LINE GRAPHIC REPRESENTATION

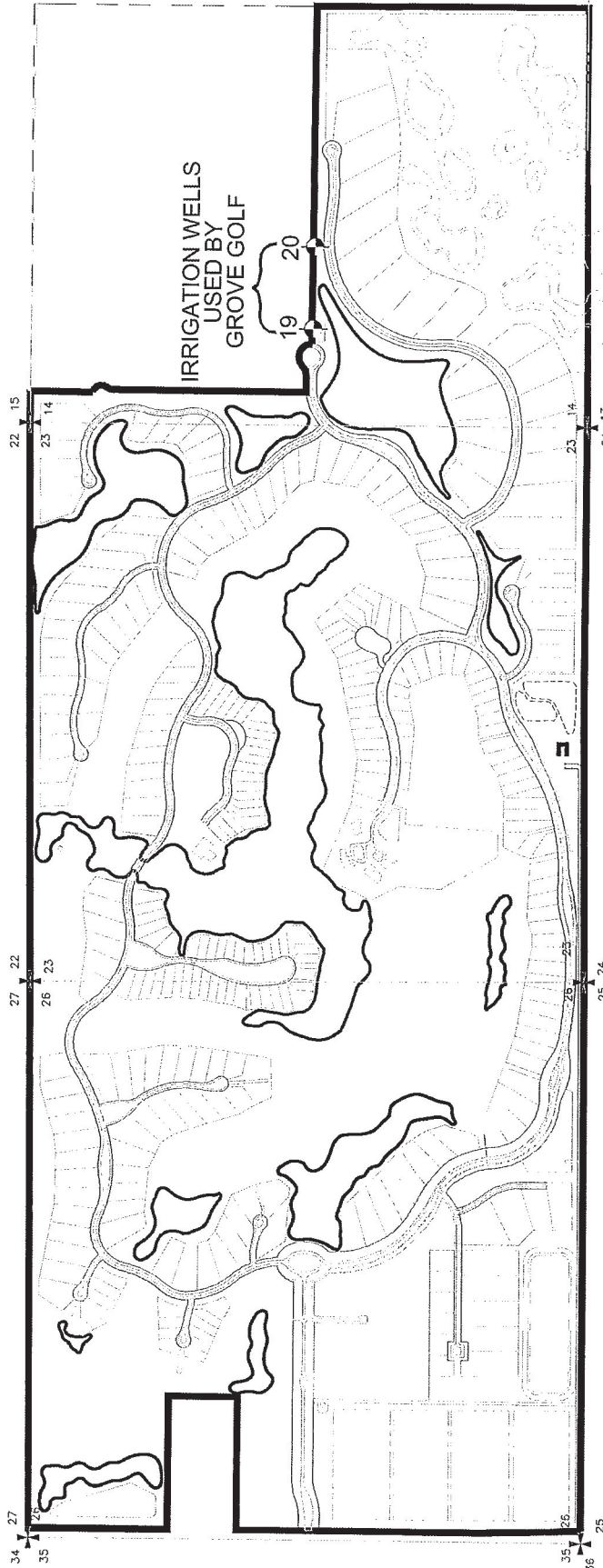
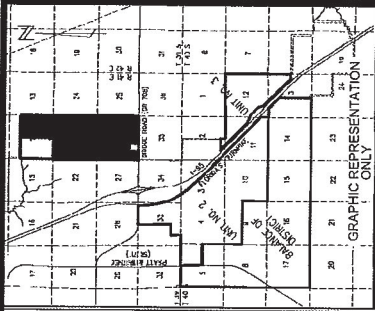
SECTION LINE PER GCY, Inc. AND/OR LBFH Inc.



WELLS



LOCATION MAP
N.T.S.



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: RWB
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

0718-8 Discovery Work files
0718-8 Amended Wtr. Cont. Plan Exhs
1A Exh 4 7G.dwg

Exhibit 7
Easement Location Map

LEGEND

UNIT No. 1A BOUNDARY

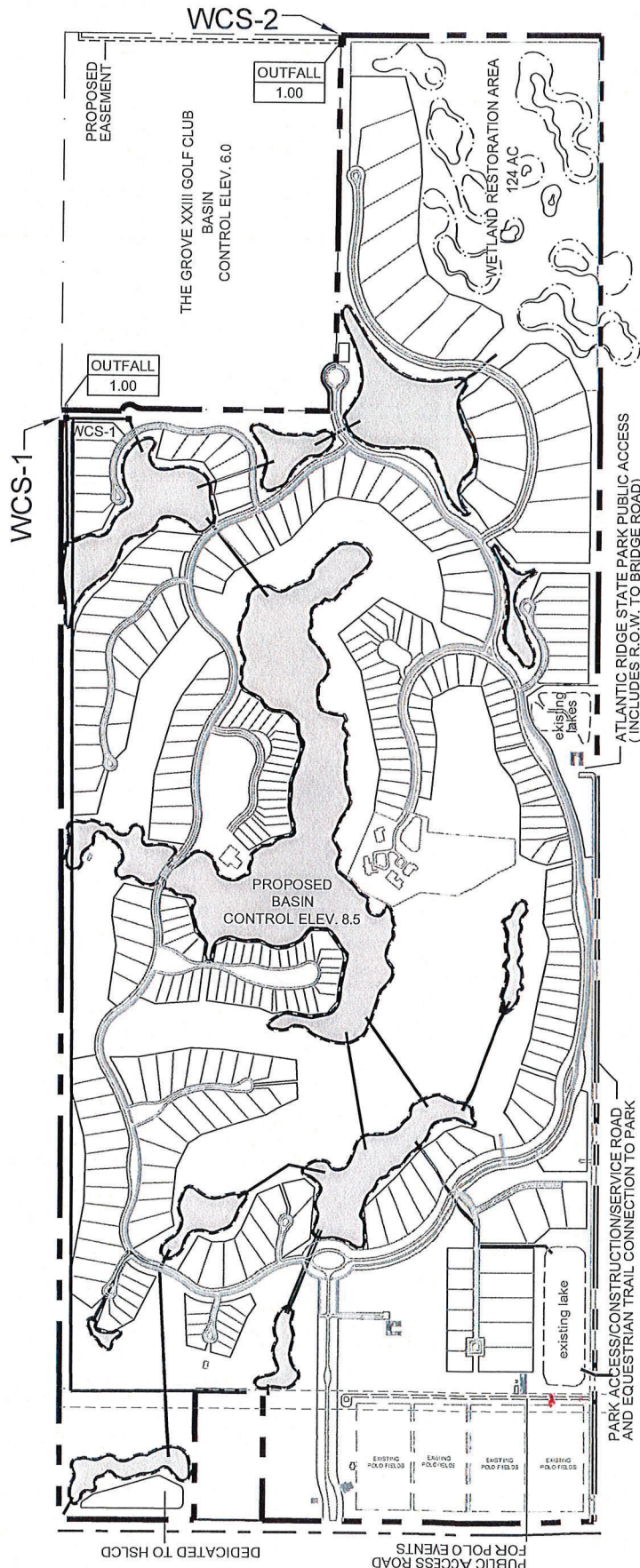
PROPOSED LAKES & EASEMENT

CULVERT

WATER CONTROL STRUCTURE

WETLAND

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



0718-8 Discovery Unit 1A Exhs \ 0718-8 Amended Wtr Cont Plan Exhs 1-5-22 \ 1A Exh 6 15T.dwg	
HIGGINS ENGINEERING, INC. 4823 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
	PROPOSED EASEMENT LOCATION MAP UNIT OF DEVELOPMENT NO. 1A HOBE ST. LUCIE CONSERVANCY DISTRICT MARTIN COUNTY, FLORIDA
NO. REVISIONS 1 DEFINED SECTION 1A 2 REVISED PER VELCON FINAL PLAN	DATE 10/20/2021 11/15/2021

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

**NOTICE OF PUBLIC HEARING BY HOBE-ST. LUCIE
CONSERVANCY DISTRICT FOR
UNIT OF DEVELOPMENT NO. 1A, AS AMENDED**

TO ALL OWNERS OF LANDS WITHIN HOBE-ST. LUCIE CONSERVANCY DISTRICT:

YOU ARE HEREBY NOTIFIED that the following described real property (the "Property") is located within the jurisdictional boundaries of Hobe-St. Lucie Conservancy District:

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.

and has been designated as "Hobe-St. Lucie Conservancy District, Unit of Development No. 1A, as Amended" by the Board of Supervisors of Hobe-St. Lucie Conservancy District pursuant to the provisions of Chapter 2005-339, Laws of Florida, as amended, for the declared purpose of authorizing Hobe-St. Lucie Conservancy District's involvement in the provision of public works and services on behalf of said Unit of Development in accordance with Chapter 2005-339, Laws of Florida, as amended, and applicable provisions of Chapter 298, Florida Statutes, (together the "Act").

You are required to show cause in writing at the District Office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 on or before the meeting of the Board of Supervisors of Hobe-St. Lucie Conservancy District to be held at 9:30 A.M. on Wednesday, April 27, 2022, Hobe Sound Polo Club, 2935 SE Bridge Road, Hobe Sound, FL 33455, why such designation by Hobe-St. Lucie Conservancy District of these lands as "Hobe-St. Lucie Conservancy District Unit of Development No. 1A, as Amended" should not be approved and given effect, why Hobe-St. Lucie Conservancy District's involvement in the provision of public works and services on behalf of said Unit of Development should not be adopted and given effect by the Board, and why the proceedings and powers authorized by the Act should not be taken and exercised by Hobe-St. Lucie Conservancy District.

If a person decides to appeal any decision made by Hobe-St. Lucie Conservancy District's Board of Supervisors with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, 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 to be based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing because of a disability or physical impairment, should contact Hobe-St. Lucie Conservancy District Manager at (561) 630-4922 and/or toll free at (877) 737-4922 at least 48 (48) hours prior to the hearing.

DATED this 8th day of April, 2022.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

PUBLISH: STUART NEWS 04/13/22 & 04/21/22

SUPPLEMENTAL
RESOLUTION OF THE BOARD OF SUPERVISORS OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT
APPROVING AND CONFIRMING THE CREATION OF
UNIT OF DEVELOPMENT NO. 1A

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT (“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, and Chapter 2005-339 Laws of Florida, as amended and/or supplemented; and

WHEREAS, on June 23, 2021, the District, in accordance with Section 6 of Chapter 2005-339 Laws of Florida, as amended and supplemented, did designate those certain lands described in attached Exhibit “A”, all of which are located within the District, as a unit of development and thereupon created Unit of Development 1A; and

WHEREAS, in accordance with Section 6 of Chapter 2005-339, Laws of Florida, as amended and supplemented, the District did publish a notice of Public Hearing on the District’s designation and creation of Unit of Development No. 1A; and

WHEREAS, the Public Hearing on the District’s creation, fixing of the geographical boundaries and designation of said lands as the District’s Unit of Development No. 1A was held on Wednesday, July 28, 2021; and

WHEREAS, no objections were received at the Public Hearing on the District’s creation fixing of the geographical boundaries and designation of said lands as the District’s Unit of Development No. 1A; and

WHEREAS, the geographical boundary of the previously adopted Unit of Development No. 1A has not changed, however, the prior estimate of the number of acres contained therein was reviewed by the District Engineers and found to be approximately 1,531 acres; and

WHEREAS, the District has clarified the legal description designating those certain lands described in attached Exhibit “B”, all of which are located within the District, as a unit of development and thereupon created Unit of Development 1A, as clarified; and

WHEREAS, in accordance with Section 6 of Chapter 2005-339, Laws of Florida, as amended and supplemented, the District did publish a notice of Public Hearing on the District’s designation and creation of Unit of Development No. 1A, as clarified; and

WHEREAS, the Public Hearing on the District’s creation, fixing of the geographical boundaries and designation of said lands as the District’s Unit of Development No. 1A, as clarified, was held on Wednesday, April 27, 2022; and

WHEREAS, no objections were received at the Public Hearing on the District’s creation fixing of the geographical boundaries and designation of said lands as the District’s Unit of Development No. 1A, as clarified;

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

1. It is hereby ordered that the District's creation, fixing of the geographical boundaries as set forth in attached Exhibit "B" and designation of same as Unit of Development No. 1A, as clarified, is hereby confirmed and shall herein after be known as Unit of Development No. 1A.

2. That development of a water control plan for Unit of Development No. IA is hereby authorized to be prepared in accordance with the applicable provisions of Chapter 298, Florida Statutes and Chapter 2005-339, Laws of Florida, as amended and supplemented.

3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

4. This resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED THE 27th DAY OF APRIL, 2022.

11013E-ST. LUCIE CONSERVANCY DISTRICT

By: _____
President

ATTEST:

By: _____
Mary M. Viator, Secretary

EXHIBIT "A"

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

All of those certain pieces, parcels, and tracts of land in Martin County
included and contained within the following described boundary lines:

The South three-quarters (S 3/4) of Section 14, all of Section 23 and all of Section 26, Township
39 South, Range 41 East, Martin County, Florida, LESS AND EXCEPTING road right-of-way
for State Road 708 (Bridge Road).


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

EXHIBIT "B"

			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.
0718-9 1A Leg-Loc Exhs for EngReport\1A Exh 2 Leg_Loc 8H.dwg				

**CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP**

ATTORNEYS AT LAW

MANLEY P. CALDWELL, JR.
KENNETH W. EDWARDS
CHARLES F. SCHOECH
MARY M. VIATOR
WILLIAM P. DONEY
FRANK S. PALEN
JOHN A. WEIG

1555 PALM BEACH LAKES BLVD.
SUITE 1200
WEST PALM BEACH, FLORIDA 33401

www.caldwellpacetti.com

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: April 20, 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.

March 21, 2022

Mr. Robert F. Higgins, P.E., District Engineer
Hobe-St. Lucie Conservancy District
2935 SE Bridge Road
Hobe Sound, FL 33455

Subject: Request to Withdraw Irrigation Water Supply from Hobe-St. Lucie Conservancy District, Bedner Family Enterprises, LTD Parcel (formerly part of The Burg Farm/Sunlight Ranch POA), Sections 2-4/Township 40S/Range 40E

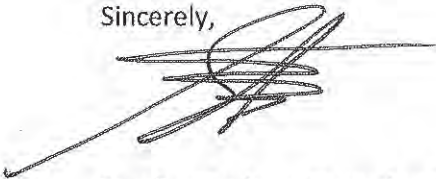
Dear Mr. Higgins,

The purpose of this letter is to formally request authorization from the Hobe-St. Lucie Conservancy District (HSLCD) to withdraw irrigation water from the District's Irrigation Canal IC-2. Specifically, this request is intended as a back-up water supply for a 200 acre portion of the 780 acre parcel presently known as "The Bedner Farm" and located south of the IC-2 Canal. Additional information for your consideration is as follows:

- "The Bedner Farm" has an active water use permit - South Florida Water Management District Permit Number 43-02340-W (Application Number 211115-5) transferred to Bedner Family Enterprises, LTD on December 14, 2021
 - Existing Withdrawal Facilities – Surface Water (from Box Ranch Canal) via 3 - 12" x 250 HP x 18000 GPM Centrifugal Pumps located at C-44 Canal
 - Annual Allocation: 1065 Million Gallons
 - Maximum Monthly Allocation: 211.8 Million Gallons
- General Location Map
- Vicinity Aerial Map depicting property boundary and proposed pump location
- Pump Specifications
- Requested Back-up Allocation: 36 MG/Month for small vegetables/row crops

Thank you in advance for your consideration to this request. Should you require additional information, please contact me at your convenience.

Sincerely,



Stephen Bedner, Managing Partner
Bedner Family Enterprises, LTD

IRRIGATION AGREEMENT

This Irrigation Agreement made this ____ day of _____, 2022 between HOBE-ST. LUCIE CONSERVANCY DISTRICT, c/o Special District Services, 2501-A Burns Road, Palm Beach Gardens, FL 33410 ("DISTRICT"), and BEDNER FAMILY ENTERPRISES, LTD, 10066 Lee Road, Boynton Beach, FL 33473 ("LANDOWNER").

WITNESSETH

WHEREAS, the DISTRICT is a water control district created under the laws of the State of Florida for the purpose of providing water management for lands within its boundaries; and

WHEREAS, LANDOWNER is the owner of a parcel of real estate consisting of agricultural property: comprising Two Hundred (200) irrigated acres more or less, thereafter referred to as Parcel "A" (the "property"). Said Property requires irrigation for agricultural uses; and

WHEREAS, LANDOWNER is agreeable to paying an annual assessment to the DISTRICT for irrigation water which LANDOWNER agrees to pay.

NOW, THEREFORE, in consideration of the mutual promises of the parties and the payment of sums hereinafter provided, it is agreed as follows:

1. LANDOWNER agrees to pay for their own utilities, specifically including their annual assessment bills from DISTRICT for irrigation water which LANDOWNER specifically acknowledges and agrees to pay within 30 days. The per acre assessment shall be equal to half of the Hobe St. Lucie Conservancy District's highest per acre assessment. (except for Balance of the District)
2. The DISTRICT's South Florida Water Management District Diversion and Impoundment Water Use Permit allows for a specific allocation of water for irrigation purposes.
3. DISTRICT agrees to provide said irrigation water to LANDOWNER subject to the existing South Florida Water Management District Water Use Permit, as well as any subsequent modifications to the required governmental permits.
4. Use of Property. LANDOWNER agrees that Parcel "A" shall be occupied by LANDOWNER only for the purpose of crop production, unless the parties agree in writing to any other use thereof. LANDOWNER will not commit waste to or on the Property, including but not limited to any illegal dumping or discharge in violation of any applicable law, permit, contract, or District policy.
5. Property and Improvements. LANDOWNER hereby agrees that they are responsible for all improvements relating to providing said irrigation to the Property.

LANDOWNER agrees that it shall not make or permit to be made any alternations, additions or improvements in Parcel "A" which would impact the need for irrigation water without first obtaining the written consent of DISTRICT. Nothing in this paragraph is intended to interfere with the normal operations of Parcel "A" as a vegetable farm.

6. LANDOWNER agrees any changes in regard to the water distribution, specifically including but not by way of limitation, the location and size of ditches shall require the consent of the DISTRICT, and the expense of such changes shall be borne by LANDOWNER.

7. LANDOWNER further acknowledges the ownership of certain canals and ditches by DISTRICT and covenant and agree that they will not affect or change these canals or ditches in any way (specifically including any installation of any pumps or culverts) without the written approval of the DISTRICT, with the exception of installing an irrigation withdrawal pump within the District IC-2 Canal as depicted on the attached Parcel "A" Exhibit in compliance with the pump installation of a 36" diesel 20,000 gpm pump.

8. Water. LANDOWNER obtains water from the DISTRICT which in turn obtains water from the St. Lucie Canal in accordance with its Water Use Permit No. 43-02340-W and subject to the regulations of the applicable governmental agencies including South Florida Water Management District. DISTRICT agrees that LANDOWNER may take water from the DISTRICT provided, however: (a) In no event shall LANDOWNER take more water therefrom than their Blaney Criddle allocation shown on the attached Exhibit "B". Nothing herein shall be deemed to impose any obligation on the DISTRICT to furnish water to LANDOWNER if water is for any reason not available to LANDOWNER in the DISTRICT's canals, nor shall LANDOWNER, the DISTRICT or their agents, be responsible for any or all of them or any third party to make water available to LANDOWNER. Nothing herein contained shall impose any obligation on the DISTRICT to furnish LANDOWNER with drainage for the land or with any facilities, canals or ditches for drainage or irrigation. LANDOWNER will not interfere with nor block existing drainage.

9. If requested by the DISTRICT, the LANDOWNER shall provide monthly pumpage reports to the DISTRICT

10. Term. The term of this Agreement between the DISTRICT and LANDOWNER shall be from July 1, 2022 through June 30, 2023, and thereafter this Agreement is subject to renewal on an annual basis for five (5) additional years under the same terms and conditions provided herein. All subject to further terms and conditions as hereinafter set forth and specifically subject to LANDOWNER's timely payments and performance of all covenants and conditions provided herein.

HOBE-ST, LUCIE CONSERVANCY DISTRICT

WITNESSES:

By: _____

Name Typed: Rick Melchiori

Title: President, Board of Supervisors

LANDOWNER: Bedner Family Enterprises, LTD

WITNESSES:

By: _____

Name Typed: Stephen Bedner

Address: 10066 Lee Road

Boynton Beach, FL 33473

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Durable Power of Attorney was acknowledged before me, by means of
☐ physical presence or ☐ online notarization, this _____ day of _____, 2022,
by _____, and _____, as President and
Secretary of Hobe-St. Lucie Conservancy District, (____) who is personally known to me or (____)
who has produced _____ as
identification.

(NOTARY STAMP)

Notary Public

Print Name: _____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Durable Power of Attorney was acknowledged before me, by means of
☐ physical presence or ☐ online notarization, this _____ day of _____, 2022,
by _____, (____) who is personally known to me or (____) who has
produced _____ as identification.

(NOTARY STAMP)

Notary Public

Print Name: _____



IRRIGATION PUMP LOCATION

IRRIGATED AREA (200 ACRES)
Parcel A

Project Name: Bedner Family Enterprises, LTD
 Total Project Area: 780 Acres
 Irrigated Acreage: 550 Acres
 Land Use: Agriculture (vegetables)

⊗ IRRIGATION PUMP



3 ON LEADS	PARCEL A Exhibit	HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 561-439-7807 <small>2114 CAD files 2114 Exh Rev B0101 EXH A 4D - Irrig 5E.dwg</small>	 <small>(IN FEET)</small> <small>1 inch = 1000 ft.</small> <small>VERTICAL DATUM: NAVD 83</small> <small>GRAPHIC: 11</small> <small>PROJECT: 11</small> <small>PROJECT NUMBER: 11</small> <small>FILE: 20101 EXH A 4D - Irrig 5E.dwg</small>		WATER USE PERMITS <small>MARTIN COUNTY, FLORIDA</small>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	REVISION	BY																																				
	NO.				DATE	REVISION	BY																																									

Calculations Of Irrigation Requirements

(1-in-10)

Rainfall Station: Stuart 1-in-10
Irrigation System: Flood/Seepage
Irrigated Acreage: 200.00
Crop: Small Vegetables
Soil Type: 0.80
Multiplier 2.00
Efficiency 0.50

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	2.40	2.72	3.57	2.76	4.95	6.58	6.53	5.71	8.05	6.69	2.83	2.56	55.35
Evapotranspiration (inches)	2.22	1.84	3.95	4.85	4.21	0.00	0.00	0.00	0.00	3.02	3.67	3.31	27.07
Average Effective Rainfall (inches)	1.11	1.22	1.74	1.46	2.35	2.37	2.36	2.10	2.81	2.85	1.40	1.25	23.02
1-in-10 Effective Rainfall (inches)	0.90	0.99	1.41	1.18	1.90	1.92	1.91	1.70	2.28	2.31	1.13	1.02	18.65
Average Irrigation (inches)	1.11	0.62	2.21	3.39	1.86	0.00	0.00	0.00	0.00	0.17	2.27	2.06	13.89
1-in-10 Irrigation (inches)	1.32	0.85	2.54	3.67	2.31	0.00	0.00	0.00	0.00	0.71	2.54	2.29	16.23

1-in-10 Annual Supplemental Crop Requirement = 16.23 inches

Annual Supplemental Crop Water Use:

16.23 inches X 200 Acres X 2 X 0.02715 MG/AC-IN = 176.26 MG

1-in-10 Maximum Monthly Supplemental Crop Requirement = 3.67 inches

Maximum Monthly Supplemental Crop Water Use:

3.67 inches X 200 Acres X 2 X 0.02715 MG/AC-IN = 39.86 MG

Notes:

Evapotranspiration was calculated using a modified Blaney-Criddle method.

Average effective rainfall is the amount that is useful to crops in an average year.

Drought rainfall is the rainfall minimum representative of a 1-in-10 year drought

Drought effective rainfall is the amount that is useful to crops in a 1-in-10 year drought event.

Average irrigation is the net amount that should be required for maximum yields during an average year.

Drought irrigation is the net amount that should be required for maximum yields during a 1-in-10 year drought.

Exhibit B