



HOBE-ST. LUCIE CONSERVANCY DISTRICT

MARTIN COUNTY

**LANDOWNERS' MEETING &
BOARD OF SUPERVISORS MEETING
JUNE 28, 2023
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
LANDOWNERS' MEETING
June 28, 2023
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Review of Election Procedures.....Page 2
- E. Election of Chair for Landowners Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Approval of Minutes
 - 1. June 22, 2022 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Nomination for Supervisors
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulations and Results
- I. Other Business
- J. Presentation of Reports
- K. Adjourn

Miscellaneous Notices

Published in Stuart News on June 6, 2023

Location

Martin County, Florida

Notice Text

HOBE-ST. LUCIE CONSERVANCY DISTRICT NOTICE OF ANNUAL LANDOWNERS' MEETING AND BOARD OF SUPERVISORS' MEETING NOTICE IS HEREBY GIVEN that the Annual Landowners' Meeting and Board of Supervisors' Meeting of the Hobe-St. Lucie Conservancy District (the "District") will be held on June 28, 2023, at 9:30 a.m., or as soon thereafter as can be heard, at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455 The primary purpose of the Annual Landowners' Meeting is: 1. To elect one Supervisor; 2. To receive annual reports and taking such action with respect thereto as the Landowners may determine; and 3. To transact any such other business as may properly come before the Meeting. The primary purpose of the Board of Supervisors' Meeting is: 1. To consider any business which may properly come before the Meeting. A copy of the Agenda for these meetings may be obtained from the District's website (www.hobestluciecd.org) or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. 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 proceeding and such person may need to insure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at 561-630-4922 and/or toll free number at 1-877-737-4922 at least forty-eight (48) hours prior to the date of the meeting. Meetings may be cancelled from time to time without advertised notice. Hobe-St. Lucie Conservancy District www.hobestluciecd.org PUBLISH: STUART NEWS 06/06/23 & 06/13/23 PUB Jun 6, 13, 2023. TCN5727547

ELECTION PROCEDURES

1. Annual Landowner's Meeting

In accordance with the provisions of Chapter 298, Florida Statutes, it is required that a meeting of the Landowners of the District to be held every year during the month of June for the purpose of electing Supervisors and hearing reports of the Board of Supervisors. The Landowners when assembled shall organize by electing a Chairperson who shall preside at the meeting with the Secretary or Assistant Secretary of the Board of Supervisors to be the Secretary of the Landowners meeting.

Those Landowners present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

2. Voting

At each Landowners meeting, each Landowner shall be entitled to cast one vote for each and every acre, or any fraction thereof, of land owned by him or her in the District and each Landowner shall be entitled to vote either in person or by representative present with a lawful written proxy.

3. Registration for Casting of Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

(A) At the annual Landowner's meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner or their representative, if proxies are being submitted in lieu thereof, shall be directed to register their attendance, and the total number of votes by acreage to which each claims to be entitled, with the District's Manager, who will be in attendance at the meeting.

(B) At such registration, each Landowner or their representative with a lawful proxy, as the case may be, shall be provided a ballot for each Board of Supervisor position open for election upon which ballot a District representative will fill in the number of votes that such Landowner or their representative is registered to cast for each Board of Supervisor position open for election.

(C) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

4. Nominations for Supervisor

Once the Landowners have organized by electing a Chairman and Secretary to conduct the election, the Chairman will call the nominations for Supervisors from the floor.

Nominations are not required to be seconded. After nominations are received, and the floor has been closed for nominations, those nominated will be asked if they accept the nominations (this will ensure those nominated for Supervisor wish to serve).

5. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

Taking each open Board of Supervisor position in the order determined by the Chairperson, the Landowners or their representatives, as the case may be, will be required to cast their ballots using the appropriate ballot for that particular Board of Supervisor position. Once the ballots have been cast, the Chairperson will call for a collection of the ballots for that particular open position by the Secretary.

6. Counting of Ballots

Following the collection of the ballots for a particular Board of Supervisor position, the Secretary or Assistant Secretary shall be responsible for the tabulation of ballots for that position in order to determine the total votes cast for each candidate that is seeking election to that particular open position and for determination of the number of votes cast for each candidate for such position.

The candidate receiving the highest number of votes for the particular Board of Supervisor position for which said votes were cast shall be declared by the Chairperson as elected for such Board of Supervisor position following the Secretary's submission of the tabulation for that election.

The process shall be repeated for each Board of Supervisor position open for election until balloting has been conducted for all such positions.

7. Contesting of Election Results

(A) Following the first election and announcement of the candidate receiving the highest number of votes, the Chairperson shall ask the Landowners present or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified and the newly elected Supervisor will thereupon take the Oath of Office and be seated as a member of the District's Board of Supervisors.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership or eligibility to vote the acreage for which they voted at the election within five (5) business days of the Landowner's meeting. The proof of ownership or eligibility to vote shall be submitted to the District Manager who will thereupon consult with the

District's general counsel and together they will review the material provided and attempt to determine the legality of the contested ballots. Once the contests are resolved, the Chairperson shall reconvene the Landowner's meeting and thereupon certify the election results with the newly elected Supervisor to thereupon take the oath of office and be seated as a member of the Board of Supervisors.

(B) If, following any balloting for a particular Board of Supervisor position, there is a contest of the election results, any subsequent ballot shall proceed but the results of the subsequent ballots for those subsequent Board of Supervisor position(s) shall be on a "conditional basis" pending resolution of the challenged ballot results. If the contest over the challenged balloting is resolved and the candidate that was initially announced as receiving the highest number of votes is elected, then the subsequent uncontested ballot(s) shall thereupon be closed and the candidate that received the highest number of votes during the subsequent balloting for a particular Board of Supervisor position shall thereupon take the Oath of Office and be seated as a member of the Board of Supervisors for that particular position.

If, however, there is a contest of the election results of any subsequent balloting, then the procedure for resolving the contest of such election shall be done in the same fashion as that set forth above for each such round of balloting so contested.

8. Recessing of Annual Landowner's Meeting

In the event there is a contest of a ballot or of the election, the Landowner's meeting shall be recessed to a future time certain date and location at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

9. Miscellaneous Provisions

(A) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

(B) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be timely provided by the holder of the proxy if the proxy is contested in accordance with the procedure above.

(C) Owners whose assessments have not been paid for the previous year are not entitled to vote (See section 298.12 F.S.)

MINUTES OF THE ANNUAL LANDOWNERS MEETING OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT

JUNE 22, 2022

Pursuant to the above Notice published in The Stuart News on May 26, 2022 and June 2, 2022, the Annual Landowners' Meeting of Hobe-St. Lucie Conservancy District was held on June 22, 2022 at 9:30 A.M. at the Hobe Sound Polo Club, located at 2935 SE Bridge Road, Hobe Sound, Florida 33455.

The District Manager Michael McElligott called the June 22, 2022, Annual Landowners Meeting of the Hobe-St. Lucie Conservancy District to order.

A motion was made, seconded and passed to elect Mr. Rick Melchiori to serve as Chairman of the Annual Landowners' Meeting.

The Notice of the Meeting was presented. Proof of Publication is attached hereto.

Roll call was taken. The following Landowners were found to be present, either in person or by proxy:

Midbrook 1 st Realty Corp.	2824.00
Becker B-14	1532.00
Becker B-13	800.00
Citrus Blvd LLC	3084.00
Grove XXIII et. al.	225.00
TOTAL	<u>8465.00</u>

The Chairman announced that a quorum was present.

ELECTION PROCEDURES:

The District Manager stated that proposed Election Procedures, in conjunction with the Annual Landowners' Meeting, were included in the Agenda packet for consideration.

The Election Procedures were reviewed by Legal.

There being no further discussion, the Election Procedures were unanimously adopted as presented.

ELECTION OF SUPERVISOR:

The Chairman called for nominations for Supervisor for a three-year term.

The term of Mr. Bob Brown expires as of this meeting.

Nominations:

Mr. Brown was nominated.

Mr. Paul Whalen was also nominated.

There being no further nominations, nominations were closed.

The landowners cast their ballots as follows:

Mr. Bob Brown received 5381 votes.

Mr. Paul Whalen received 3084 votes;

There being no objections, Mr. Brown was elected as Supervisor to serve a three-year term expiring in 2025.

APPROVAL OF MINUTES:

The Minutes of the Annual Landowners Meeting held on June 23, 2021 were approved.

ENGINEER'S REPORT:

The District Engineer commented on the overall status of the works of the District.

ATTORNEY'S REPORT:

The Attorney presented the Annual Attorney's Report. The District operates under Chapter 298 and the District's Special Act(s) as enacted by the Florida Legislature. The District is required to operate in the "Sunshine." Each Supervisor files a Financial Disclosure and the District files Annual Financial Statements and an Annual Audit is performed.

There followed a general discussion as to the affairs of the District.

The Chairman announced that the Board of Supervisor's Meeting will convene immediately following the adjournment of the Annual Landowner's Meeting.

ADJOURN:

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

Chairman

Secretary

**LANDOWNER PROXY
HOBE-ST. LUCIE CONSERVANCY DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hobe-St. Lucie Conservancy District to be held on June 28, 2023 at 9:30 a.m. at the Hobe Sound Polo Club, 2935 SE Bridge Road, Hobe Sound, Florida 33455. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 298 Florida Statutes (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

**HOBE-ST. LUCIE
CONSERVANCY DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

JUNE 28, 2023

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Hobe-St. Lucie Conservancy District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
HOBE-ST. LUCIE CONSERVANCY DISTRICT
Hobe Sound Polo Club
2935 SE Bridge Road
Hobe Sound, Florida 33455
BOARD OF SUPERVISORS MEETING
June 28, 2023
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - President
 - Vice President
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. June 7, 2023 Board of Supervisors Board Meeting.....Page 12
- J. Old Business
 - 1. Status Update Regarding RG Reserve Pipe Permit
 - 2. Status Update Regarding Howe Holdings Agreements
 - 3. Status Update Regarding South Florida Water Management District Delinquent Assessments
 - 4. Status Update Regarding SFWMD Access Permit for Geotech
- K. New Business
 - 1. Consider Resolution No. 2023-03 – Approving the Second Amended Water Control Plan for Unit of Development No. 1A.....Page 19
- L. Administrative Matters
 - 1. Engineer’s Report.....Page 29
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- M. Board Members Comments
- N. Adjourn

Miscellaneous Notices

Published in Stuart News on June 6, 2023

Location

Martin County, Florida

Notice Text

HOBE-ST. LUCIE CONSERVANCY DISTRICT NOTICE OF ANNUAL LANDOWNERS' MEETING AND BOARD OF SUPERVISORS' MEETING NOTICE IS HEREBY GIVEN that the Annual Landowners' Meeting and Board of Supervisors' Meeting of the Hobe-St. Lucie Conservancy District (the "District") will be held on June 28, 2023, at 9:30 a.m., or as soon thereafter as can be heard, at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455 The primary purpose of the Annual Landowners' Meeting is: 1. To elect one Supervisor; 2. To receive annual reports and taking such action with respect thereto as the Landowners may determine; and 3. To transact any such other business as may properly come before the Meeting. The primary purpose of the Board of Supervisors' Meeting is: 1. To consider any business which may properly come before the Meeting. A copy of the Agenda for these meetings may be obtained from the District's website (www.hobestluciecd.org) or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. 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 proceeding and such person may need to insure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at 561-630-4922 and/or toll free number at 1-877-737-4922 at least forty-eight (48) hours prior to the date of the meeting. Meetings may be cancelled from time to time without advertised notice. Hobe-St. Lucie Conservancy District www.hobestluciecd.org PUBLISH: STUART NEWS 06/06/23 & 06/13/23 PUB Jun 6, 13, 2023. TCN5727547

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
JUNE 7, 2023

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on June 7, 2023 at 9:30 A.M. at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455.

Present were Rick Melchiori, and Robert Brown, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; and Mary M. Viator, Attorney. Also in attendance was Mr. Ray Spears of The Grassroots Corp and Mr. Jacques Mouracadeh of Coventry Development and Joey Haluska of Fernlea Nursery.

CALL TO ORDER

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

ESTABLISHMENT OF QUORUM

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

ADDITIONS OR DELETIONS TO AGENDA

The Board authorized a request by the representative of Fernlea Nursery to add discussion of Flow Way 3 to the Agenda under New Business.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed approving the Minutes of the May 3, 2022 Board of Supervisors Meeting.

OLD BUSINESS

1. Update Regarding RG Reserve Pipe Permit Application

This Item was deferred to the next Meeting due to the absence of the District Engineer.

2. Update Regarding Howe Holdings Agreement

This Item was deferred to the next Meeting due to the absence of the District Engineer.

3. Status Update Regarding South Florida Water Management District Delinquent

Assessments:

The District Administration presented the breakdown regarding SFWMD Delinquent Assessments set forth on Exhibit “A” which included the following:

- a. SFWMD as Primary and/or Sole Owners in Hobe-St. Lucie Conservancy District.
- b. Tax Collector Distribution Received
- c. Late Fee (“Loan”) Change. The Total Late Fee Charge is \$282,209.34
- d. Projected Disbursements to Funds

This information was discussed with the Board. Final direction was deferred.

NEW BUSINESS

1. Consider Resolution 2023-01 Adopting a Fiscal Year 2023-2024 Budget:

The District Manager presented the Fiscal Year 2023-2024 Budget and explained the proposed Budget represented the maximum rate which could be lowered. The District Manager explained the Budget includes Projected Disbursement to Funds from SFWMD Delinquent Assessments.

Also discussed were the big-ticket Items. He commented on the individual Units as well as the Balance of the District which has a substantial balance.

Comments were received by the Board on the budgets for the respective Units of Developments.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed to approve Resolution 2023-01 Adopting the Fiscal Year 2023-2024 Budget as presented.

2. Consider Resolution 2023-02 Adopting a Fiscal Year 2023-2024 Meeting Schedule

The District Manager presented the proposed Fiscal Year 2023-2024 Meeting Schedule.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed to approve Resolution 2023-02 Adopting the Fiscal Year 2023-2024 Meeting Schedule as presented.

3. Consider Resolution 2023-03 Approving the Second Amended Water Control Plan for Unit of Development No. 1A

This Item was deferred to the next Meeting due to the absence of the District Engineer.

4. Consider Approval of the Amendment of Bond Counsel Agreement

The District Manager presented Approval of Amendment to Bond Counsel Agreement.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed to approving the Amendment to the Bond Counsel Agreement.

5. Consider Request from SFWMD to create New Unit of Development.

The District Manager stated a Request had been received from SFWMD to consider creating a New Unit of Development in a portion of the Balance of the District.

The Attorney explained the Procedures to Forma a Unit of Development and Approval of a Water Control Plan.

The Board addressed the Landowners responsibility to provide the District's up from costs since the District has no ability to assess for the improvements until the Water Control Plan and Engineers report are approved. These costs, however, are reimbursable to the Landowners once the approval of the Water Control Plan and Engineers Report are complied.

The Board provided direction to proceed subject to the Landowners bearing the up-front costs as explained above.

6. Discussion Regarding SFWMD Access Permit for Geotech

The District Manager explained SFWMD had requested an Access Permit for Geotech.

Following Board discussions, the Board requested written back up information as to the specific locations of the Access Permit and the services to be performed within the Access Permit.

7. Discussions of flow Way 3/Loxahatchee River Watershed Restoration Project

A representative from Fernlea Nursery stated he had met with SFWMD Representatives as to the impact on Fernlea Nursery lands by the Flow Way 3/Loxahatchee River Watershed Project. The Loxahatchee River Restoration Project proposed closing the entire South ditch to the Outfall. It included acquiring the levees. The Project wanted to shut flow over the entire Nine Jen Property up against the B-12.

Concerns were expressed as to the impacts to the Fernlea Landowners.

The Board expressed the need to obtain additional information from SFWMD as to the proposed Project and impacts to the Districts drainage system which they were unaware.

ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer's Report was distributed of the Estimated Maintenance Cost Table on Exhibit "B".

2. District Attorney's Report

The Attorney Report on matters as they appeared on the Agenda

3. Manager's Report

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

4. Manager's Report

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

5. Field Operations Report

Mr. Spears commented on matters as they appeared on the Agenda.

SUPERVISOR COMMENTS

None.

NEXT MEETING

The Board authorized the June Annual Landowners Meeting and Board Meeting to be

scheduled for June 28, 2023.

ADJOURN

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

President

Secretary

SFWMD as Primary and/or Sole Owner in Hobe St Lucie CD									
Property Tax Bill	District Fiscal Year	Approximate Acres	Per Acre Admin Assessment rate	Per Acre OD Assessment rate	Per Acre Main Assessment rate	Total \$ of Admin	Total \$ of OD	Total \$ of Main	Grand Total \$
DELINQUENT									
11/1/2017	2017/2018	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2018	2018/2019	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2019	2019/2020	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2020	2020/2021	2,904.60	\$ 20.45	\$ 69.55	\$ 66.39	\$ 59,399.07	\$ 202,014.93	\$ 192,836.39	\$ 454,250.39
11/1/2021	2021/2022	2,904.60	\$ 20.45	\$ 69.55	\$ 123.70	\$ 59,399.07	\$ 202,014.93	\$ 359,299.02	\$ 620,713.02
Delinquent Total						\$ 296,985.35	\$ 860,371.57	\$ 994,709.31	\$ 2,152,076.23
CURRENT									
11/1/2022	2022/2023	2,904.60	\$ 21.75	\$ 73.60	\$ 124.02	\$ 63,175.05	\$ 213,778.56	\$ 360,228.49	\$ 637,182.10
Grand Total						\$ 360,170.40	\$ 1,074,150.13	\$ 1,354,937.81	\$ 2,789,258.33

Tax Collector Distribution Received					
Current Assessment		Delinquent Assessments		Total Assessments	
SFWMD	\$ 637,182.10	SFWMD	\$ 2,152,076.22	SFWMD	\$ 2,789,258.32
Other BOD Owners	\$ 36,139.00	Other BOD Owners	\$ -	Other BOD Owners	\$ 36,139.00
Total gross Current	\$ 673,321.10	Total gross Current	\$ 2,152,076.22	Total gross Current	\$ 2,825,397.32
Plus Delinquent Interest	\$ -	Plus Delinquent Interest	\$ 1,050,779.71	Plus Delinquent Interest	\$ 1,050,779.71
Less Discounts & County Fees	\$ (6,733.21)	Less Discounts & County Fees	\$ (32,028.55)	Less Discounts & County Fees	\$ (38,761.76)
Net Received Current	\$ 666,587.89	Net Received Delinquent	\$ 3,170,827.38	Net Received Total	\$ 3,837,415.27

Late Fee ("Loan") Charge					
Assess Bill Date	Amount	Rate = Prime + 1%	Total Charge for All Years Outstanding		Per Acre Share
11/1/2017	\$ 359,037.61	5.25%	\$ 92,452.18	(5 years)	Total Non Delinquent Acres 9,892.21
11/1/2018	\$ 359,037.61	6.25%	\$ 73,602.71	(4 years)	
11/1/2019	\$ 359,037.61	5.75%	\$ 51,162.86	(3 years)	Total Late Fee Charge \$ 282,209.34
11/1/2020	\$ 454,250.39	4.25%	\$ 38,611.28	(2 years)	
11/1/2021	\$ 620,713.02	4.25%	\$ 26,380.30	(1 years)	Charge Per Acre \$ 28.53
11/1/2022	Paid in Year Due				
Total Late Fee Charge			\$ 282,209.34		

Projected Disbursement to Funds									
Unit of Dev Acres	Unit 1A	Unit 1	Unit 2	Unit 3	Unit 5	Other Land Owners in BOD 1,137.44		Overall District NA	Total
	1,530.89	238.40	2,833.42	747.20	3,404.86	BOD	4,042.04		
Admin	\$ 22,224.58 *	\$ 3,460.95 *	\$ 41,134.10 *	\$ 10,847.45 *	\$ 51,140.39 *	\$ 263,538.84 **	\$ -	\$ -	\$ 392,346.31
Late Fee Charge	\$ 43,673.91	\$ 6,801.18	\$ 80,833.06	\$ 21,316.45	\$ 97,135.35	\$ 32,449.39 ***	\$ -	\$ -	\$ 282,209.34
OD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,063,408.62	\$ -	\$ 1,063,408.62
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,341,388.43	\$ -	\$ -	\$ 1,341,388.43
Delinquent Interest (by Acres) \$59.24 per acre	\$ 90,687.48	\$ 14,122.44	\$ 167,847.27	\$ 44,262.93	\$ 201,698.47	\$ 239,443.99	\$ -	\$ -	\$ 758,052.58
Total to Each Fund	\$ 156,585.97	\$ 24,384.57	\$ 289,814.43	\$ 76,426.83	\$ 349,974.21	\$ 1,876,820.65	\$ 1,063,408.62	\$ -	\$ 3,837,415.28
* This is a reimbursement for actual cost (legal, engineering, etc.) related to the lawsuit paid by the other Units									
** Is also net of "Other BOD Owners" and "Discount & County Fees"									
*** Only goes to "Other Land Owners" in BOD									

RESOLUTION 2023 - 03

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

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

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Board of Supervisors in accordance with the provisions of Chapter 2005-239, Laws of Florida as further amended and supplemented, and Chapter 298, F.S., as amended, previously adopted the Water Control Plan for Unit of Development No. 1A dated June 22, 2022 and subsequently adopted the First Amended Water Control Plan for Unit of Development No. 1A on October 13, 2022; and

WHEREAS, in accordance with Section 298.301(1) and Section 298.225(8), F.S., and Chapter 2005-239, Laws of Florida, as amended, Hobe-St. Lucie Conservancy District's Board of Supervisors has the power to adopt as well as to change, alter or amend a previously approved plan by adoption of a Resolution, provided that, the plan or amendment does "not result in the revision of the district's current plan or require the increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law, or judicial proceeding, a change in the use of said assessments or taxes or substantial change to district facilities," or that it is a minor, insubstantial amendment to district plans or engineer's reports, and such amendments or reports may be adopted by resolution of the Board of Supervisors. "Minor, insubstantial amendments include amendments to the water control plan which replace, relocate, reconstruct, or improve and upgrade district facilities and operations consistent with the adopted water control

plan, but which do not require increasing assessments beyond the maximum amount authorized by law, or amendments to engineer's reports which do not increase the total assessment of benefits"; and;

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

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

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

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

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

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

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

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

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

THIS RESOLUTION PASSED AND WAS ADOPTED BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON JUNE 28, 2023.

HOBE-ST. LUCIE CONSERVANCY
DISTRICT

(DISTRICT SEAL)

By: _____
President

ATTEST:

By: _____
Secretary



HIGGINS ENGINEERING, INC.

June 14, 2023

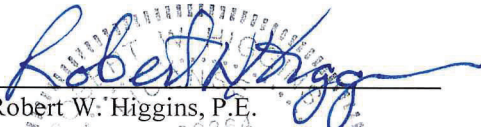
Board of Supervisors
Hobe-St. Lucie Conservancy District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL. 33401

RE: SECOND AMENDED WATER CONTROL PLAN
UNIT OF DEVELOPMENT IA

Dear Board of Supervisors:

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

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


Robert W. Higgins, P.E.
FL P.E. No. 22364
Date: 6/14/23
Higgins Engineering, Inc.
4623 Forest Hill Blvd, Ste. 113
West Palm Beach, FL 33415

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

07-18.8



HIGGINS ENGINEERING, INC.

SECOND AMENDED
WATER CONTROL PLAN

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

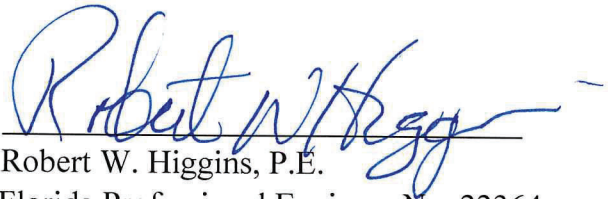
June 2023

Prepared by:
Higgins Engineering, Inc.

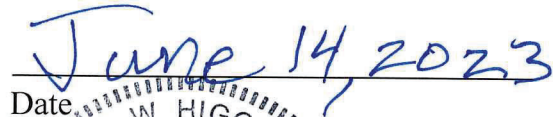
07-18.8

Engineer's Certification

I hereby certify, as a Professional Engineer in the State of Florida, that the information in this Second Amended 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 Second Amended 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


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

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

SECOND AMENDED
WATER CONTROL PLAN
UNIT OF DEVELOPMENT No. 1A

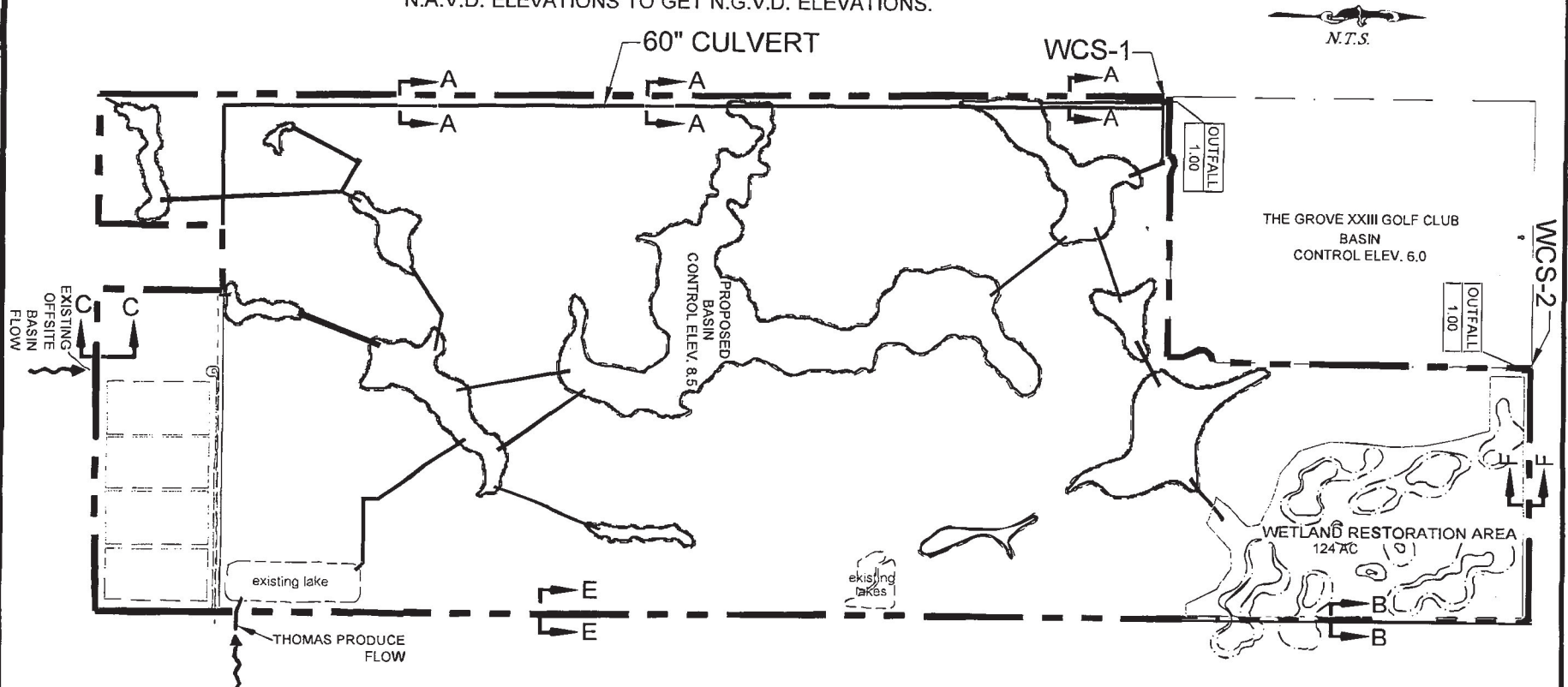
Purpose:

The purpose of this Second Amended Water Control Plan is to specify an operation schedule for the Unit 1A Water Management System. The Unit 1A Water Management System is shown on Exhibit 1. The operation schedule for the Unit 1A Water Control Structure is provided on Exhibit 2. This revision occurred as part of the regulatory approval process of the Discovery PUD.

LEGEND

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

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



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

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



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

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

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

Unit 1A Water Control Structure

Slide Gate Operation Schedule

A slide gate will be installed in the Unit 1A Water Management Lake System. The operation schedule is as follows:

<u>Condition</u>	<u>Gate Position</u>
1. Normal Operation	Closed
2. 10- Year, 24 – Hour rainfall depth greater than 7.5” Headwater greater than elevation 7.0 feet NAVD Tailwater below elevation 7.0 feet NAVD	Open

The proposed slide gate will be operated by the Hobs St. Lucie Conservancy District (HSLCD) and will only be opened when the above conditions are met. The slide gate will be operated in conjunction with the downstream Unit 1A Water Control Structure. Staff gages are installed upstream and downstream of the water control structure.

The slide gate will be opened when rainfall events exceed the 10-year, 1-day storm event (7.5”) and downstream tailwater elevations are below elevation 7.0 feet NAVD (headwater water quality detention level). The slide gate will be closed when upstream headwater elevations return to 7.0 feet NAVD.

EXHIBIT 2

Unit 1A Water Control Structure

Slide Gate Operation Schedule

A slide gate will be installed in the Unit 1A Water Management Lake System. The operation schedule is as follows:

<u>Condition</u>	<u>Gate Position</u>
1. Normal Operation	Closed
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EXHIBIT 2



HIGGINS ENGINEERING, INC.

MEMORANDUM

TO: Hobe St. Lucie Conservancy District Board of Supervisors

FROM: Robert W. Higgins, P.E., District Engineer *RWH*

DATE: June 14, 2023

RE: Hobe St. Lucie Conservancy District Groundwater Wells

Attached, please find an exhibit which shows the wells that have been installed throughout HSLCD. Attached to that exhibit is a list of certain wells on the west end of the District that shows the status of each of those wells. Most of these wells in the HSLCD belong to the District but many are in disrepair and have not been maintained for numerous years. I would like the Board to be aware of this with my recommendation that we do nothing, which I will explain at the Board meeting.

RWH/jp
07-18
Atts.

cc: Mike McElligott w/
Mary Viator, Esq. w/

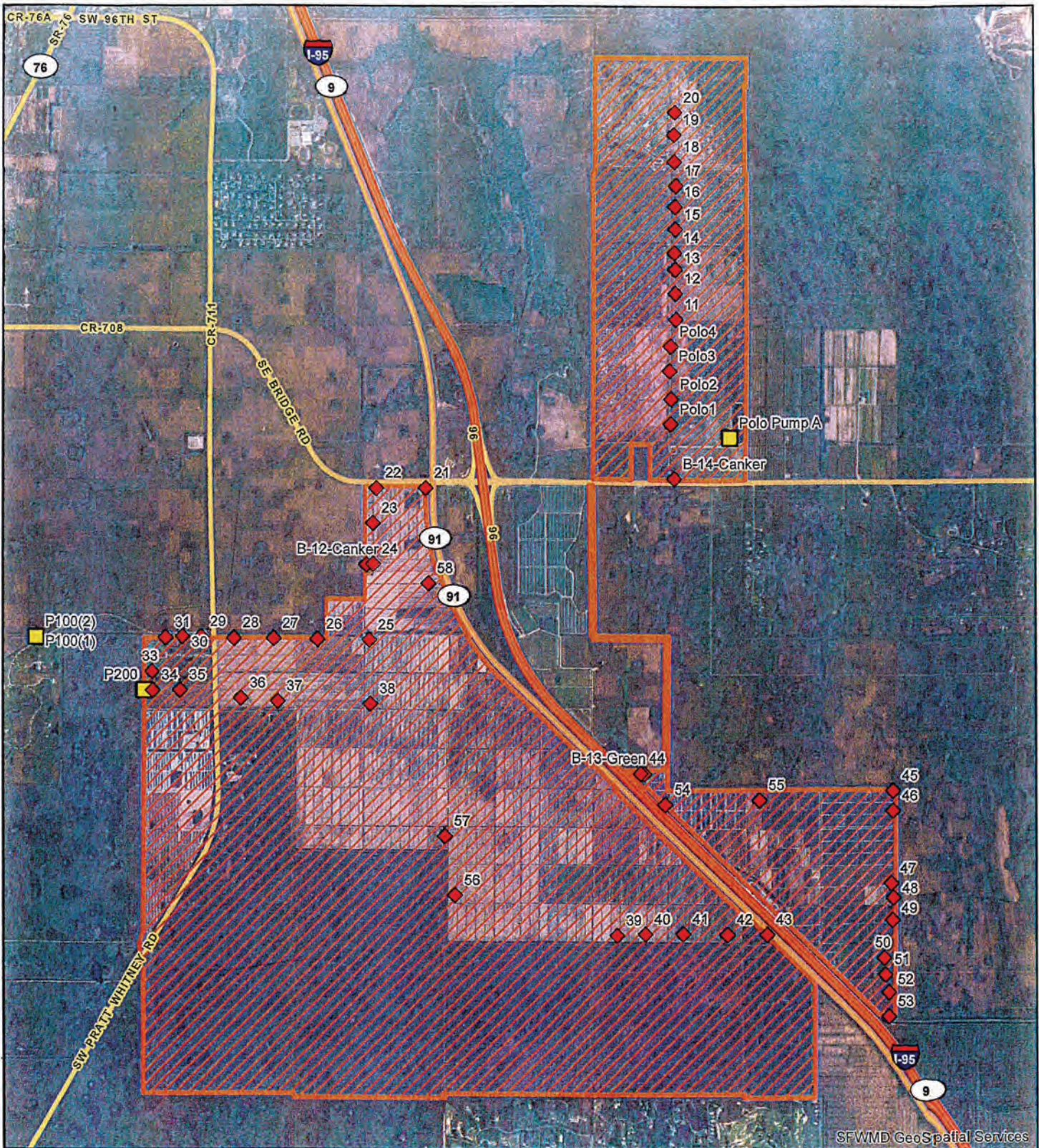


Exhibit No: 1

Exhibit Created On:
2022-10-04

MARTIN COUNTY, FL


REGULATION DIVISION

Project Name: HOBE ST LUCIE CONSERVANCY DISTRICT



0 4,250 8,500
Feet



 Application

Permit No:43-00057-W

Application Number: 221003-4



South Florida Water Management District

Hobe-St. Lucie Well Conditions

[illegible]