



HOBE-ST. LUCIE CONSERVANCY DISTRICT

MARTIN COUNTY

**BOARD OF SUPERVISORS MEETING
JULY 26, 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
Conference Room at Becker Tree Farm
2400 SE Bridge Road
Hobe Sound, Florida 33455
BOARD OF SUPERVISORS MEETING
July 26, 2023
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. June 28, 2023 Board of Supervisors Board Meeting.....Page 2
- G. Old Business
 - 1. Status Update Regarding RG Reserve Pipe Permit
 - 2. Status Update Regarding Howe Holdings Agreements
 - 3. Status Update Regarding SFWMD Access Permit for Geotech
- H. New Business
 - 1. Discussion Regarding SFWMD Flow-Way No. 3 Project
 - 2. Consider Resolution No. 2023-04 – Designating Unit of Development No. 6.....Page 9
- I. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- J. Board Members Comments
- K. Adjourn

Miscellaneous Notices

Published in Stuart News on July 17, 2023

Location

Martin County, Florida

Notice Text

HOBE-ST. LUCIE CONSERVANCY DISTRICT REVISED FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hobe-St. Lucie Conservancy District will hold Regular Meetings in the Conference Room at Becker Tree Farm located at 2400 SE Bridge Road, Hobe Sound, Florida 33455 at 9:30 a.m. on the following dates: July 26, 2023 August 23, 2023 September 27, 2023 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: STUART NEWS 07/17/23 TCN5766356

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
JUNE 28, 2023

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on June 28, 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, Edward Weinberg and Robert Brown, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Robert Higgins of Higgins Engineering, Inc. as District Engineer; and Mary M. Viator, Attorney and Secretary. Also in attendance was Mr. Paul Whalen, Mr. Ray Spears of The Grassroots Corp. and Mr. Jacques Mouracadeh of Coventry Development via telephone.

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.

ADMINISTER OATH OF OFFICE

The Oath of Office was administered to Mr. Melchiori who took his seat on the Board.

0ELECTION OF OFFICERS

The District Manager announced it was in order to elect Officers. Thereupon, the following slate of Officers was presented:

Rick Melchiori	President
Edward Weinberg	Vice President
Mary Viator	Secretary
Michael McElligott	Treasurer
Robert Brown	Assistant Secretary

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed approving the election of Officers as presented.

ADDITIONS OR DELETIONS TO AGENDA

None.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

A motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed approving the Minutes of the June 7, 2023 Board of Supervisors Board Meeting.

OLD BUSINESS

1. Update Regarding RG Reserve Pipe Permit Application

The District Engineer indicated he had been contracted by the Consultant of RG Reserve who was putting together a plan for the Engineers review. The Consultant acknowledged the need for the Outfall and indicated the need to pay for the District's review and the adverse effects.

2. Update Regarding Howe Holdings Agreement

The District Engineer commented on Howe Holdings.

The District Engineer explained that Howe Holdings, had signed the Irrigation Agreement but had not provided the original executed agreement.

The District Engineer indicated he had inquired as to the status of payment and the original executed agreement.

3. Status Update Regarding South Florida Water Management District 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

The information was discussed with the Board. The District Manager explained the distribution of the additional funds received from the carrying costs.

The Unit 5 Funds would be applied to the Unit assessments.

A Motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed to accept the presented Distribution of SFWMD Delinquent Funds and adjust Unit 5 assessments to zero for the 2023-2024 Fiscal Year.

There followed Board discussion as to the payment of the outstanding District delinquent assessments. The District Manager reported that SFWMD had paid all of the past outstanding assessments. Martin County had paid the three (3) past year assessments but had not paid for the prior past due years in the amount of \$6000.00.

The Board directed the District Manager to prepare a letter to Martin County notifying

Martin County of their failure to pay their outstanding assessments to HSLCD.

4. Discussions Regarding SFWMD Access Permit for Geotech

The District Manager explained SFWMD had requested an Access Permit for Geotech. The Board had reviewed the requested back up information as to the specific locations of the Access Permit and the services to be performed within the Access Permit. The Board directed the Permit be limited to the District's easements (not the ROW's). The Board requested further explanation by Senior Management at SFWMD.

NEW BUSINESS

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

The District Engineer presented the Proposed Second Amended Water Control Plan for Unit of Development No. 1A. He explained the Amendment included the Operation Schedule for Unit 1A which was used for the Grove.

A Motion was made by Mr. Brown, and seconded by Mr. Weinberg and unanimously passed, approving Resolution 2023-03 as follows:

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

(Copy filed in District Records)

Mr. Melchiori and Mr. Weinberg announced a Conflict of Interest. Form 8B filed with District Records.

ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer commented on the District's location of wells and recommended that if a well was in despair then they should be left and not removed.

2. District Attorney's Report

The Attorney explained the Legislature recently passed CS/HB 199 requiring elected local officers the ethics training of independent special districts to complete 4 hours of ethics training annually and provided that conduct constituting a misuse of public position or violating the prohibition on disclosing information not otherwise available to the public for their own personal benefit is considered an impermissible conflict of interest.

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

3. Manager's Report

The District Manger reported on matter as they appeared on the Agenda.

4. Field Operations Report

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

SUPERVISOR COMMENTS

NONE

NEXT MEETING

The Board authorized the July Board Meeting to be scheduled for July 26, 2023, and held in the Becker Tree Farm Conference Room.

ADJOURN

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

President

Secretary

SPWMD as Primary and/or Sole Owner in Hobe St Lucie CD

Entry Tax Bill	District Fiscal Year	Approximate Acres	Per Acre Admin Assessment rate	Per Acre GO Assessment rate	Per Acre Maint Assessment rate	Total \$ of Admin	Total \$ of GO	Total \$ of Maint	Grand Total \$
DELINQUENT									
11/1/2017	2017/2018	2,904.60	\$ 28.45	\$ 52.37	\$ 50.79	\$ 39,399.07	\$ 152,113.90	\$ 147,524.63	\$ 339,037.61
11/1/2018	2018/2019	2,904.60	\$ 28.45	\$ 52.37	\$ 50.79	\$ 39,399.07	\$ 152,113.90	\$ 147,524.63	\$ 339,037.61
11/1/2019	2019/2020	2,904.60	\$ 28.45	\$ 52.37	\$ 50.79	\$ 39,399.07	\$ 152,113.90	\$ 147,524.63	\$ 339,037.61
11/1/2020	2020/2021	2,904.60	\$ 28.45	\$ 69.55	\$ 66.39	\$ 39,399.07	\$ 202,014.93	\$ 192,336.39	\$ 454,250.39
11/1/2021	2021/2022	2,904.60	\$ 28.45	\$ 69.55	\$ 123.70	\$ 39,399.07	\$ 202,014.93	\$ 359,299.02	\$ 620,713.02
Delinquent Total						\$ 396,983.35	\$ 860,371.57	\$ 394,709.32	\$ 2,153,076.35
CURRENT									
11/1/2022	2022/2023	2,904.60	\$ 21.75	\$ 73.60	\$ 124.02	\$ 63,125.05	\$ 213,778.56	\$ 360,228.49	\$ 637,132.10
Grand Total						\$ 860,170.40	\$ 1,074,150.13	\$ 1,354,937.81	\$ 2,789,258.33

Tax Collector Distribution Received

Current Assessments	Delinquent Assessments	Total Assessments
SPWMD \$ 637,182.10	SPWMD \$ 2,152,076.22	SPWMD \$ 2,789,258.32
Other GOO Owners \$ 96,139.00	Other GOO Owners \$ -	Other GOO Owners \$ 96,139.00
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 \$ 1,050,779.21	Plus Delinquent Interest \$ 1,050,779.21
Less Discounts & County Fees \$ (5,733.21)	Less Discounts & County Fees \$ (32,028.55)	Less Discounts & County Fees \$ (38,761.76)
Net Received Current \$ 667,587.89	Net Received Delinquent \$ 2,170,827.88	Net Received Total \$ 2,838,415.77

Late Fee ("Loan") Charge

Assess GOO Date	Amount	Rate = Prime + 2%	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%	\$ 51,162.85 (3 years)	Total Late Fee Charge \$ 282,209.34
11/1/2020	\$ 454,250.39	4.25%	\$ 38,611.78 (2 years)	
11/1/2021	\$ 620,713.02	4.25%	\$ 26,380.90 (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	Unit 1A	Unit 1	Unit 2	Unit 3	Unit 5	Other Land Owners in GOO	GOO	Overall District	Total
Acres	1,930.89	238.40	2,633.42	747.20	3,404.85	1,137.44	4,042.04	NA	12,796.81
Admin	\$ 32,224.58	\$ 3,460.95	\$ 41,184.10	\$ 10,847.45	\$ 51,140.29	\$ 263,538.84	\$ -	\$ -	\$ 392,345.31
Late Fee Charge	\$ 49,673.91	\$ 6,801.10	\$ 80,633.05	\$ 21,316.45	\$ 97,135.15	\$ 32,449.39	\$ -	\$ -	\$ 282,209.34
GO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,063,408.62	\$ -	\$ 1,063,408.62
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,341,388.43	\$ -	\$ -	\$ 1,341,388.43
Delinquent Interest (by Acres)	\$ 90,587.48	\$ 14,122.44	\$ 167,847.27	\$ 44,262.93	\$ 201,698.47	\$ 238,443.59	\$ -	\$ -	\$ 754,962.58
359.34 per acre									
Total to Each Fund	\$ 156,585.97	\$ 24,384.57	\$ 289,614.43	\$ 76,426.83	\$ 349,974.21	\$ 1,576,520.45	\$ 1,063,408.62	\$ -	\$ 2,837,415.28

* This is a reimbursement for actual cost (legal, engineering, etc.) related to the lawsuit paid by the other Units.

** It also net of "Other GOO Owners" and "Discount & County Fees"

*** Only goes to "Other Land Owners" in GOO

RESOLUTION NO. 2023-04

**RESOLUTION DESIGNATING
HOBE-ST. LUCIE CONSERVANCY DISTRICT
UNIT OF DEVELOPMENT NO. 6**

WHEREAS, the Board of Supervisors of Hobe-St. Lucie Conservancy District designates the real property described in attached Exhibit “A” (the “Real Property”) as a Unit of Development pursuant to the provisions of Chapter 2005-339, Laws of Florida, as amended and/or supplemental (together the “Act”); and

WHEREAS, the Real Property lies within the jurisdictional boundaries of Hobe-St. Lucie Conservancy District; and

WHEREAS, the Board of Supervisors of Hobe-St. Lucie Conservancy District finds that the Real Property is suitable for designation as a Unit of Development over which the District may exercise some or all of those powers granted to it pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Hobe-St. Lucie Conservancy District as follows:

1. The Real Property described in attached Exhibit “A” is hereby designated as “Hobe-St. Lucie Conservancy District, Unit of Development No. 6 for the purpose of Hobe-St. Lucie’s exercise of some or all of those powers granted to it under and pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes, for the benefit of the Real Property and this Unit of Development.

2. That the location, area and boundaries of the Unit of Development No. 6 shall be as described in attached Exhibit “A”.

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

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 26th DAY OF July, 2023.

**HOBE-ST. LUCIE CONSERVANCY
DISTRICT**

ATTEST:

By: _____
Secretary

By: _____
President

(DISTRICT SEAL)



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 8, 2023

Via Email

Michael McElligott
Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Subject: Request to Hobe-St. Lucie Conservancy District to consider creating a new Unit of Development in a portion of the Balance of the District

Dear Mr. McElligott:

During a recent meeting attended by representatives from the Hobe-St. Lucie Conservancy District (HSLCD) and the South Florida Water Management District (SFWMD), one item of discussion was the concept of creating a new Unit of Development in the area where SFWMD land interests are located. After further consideration by SFWMD leadership, we are interested in proceeding with that concept to the benefit of HSLCD and SFWMD.

Therefore, SFWMD is requesting that HSLCD consider creating a new Unit of Development on lands currently located within a portion of HSLCD Balance of the District. The new Unit would include the lands included on the attached list and shown on the attached map.

Please let me know if HSLCD will consider creating a new Unit of Development as proposed and, if so, what additional information SFWMD should provide.

Thank you for your consideration of this request.

Respectfully submitted,

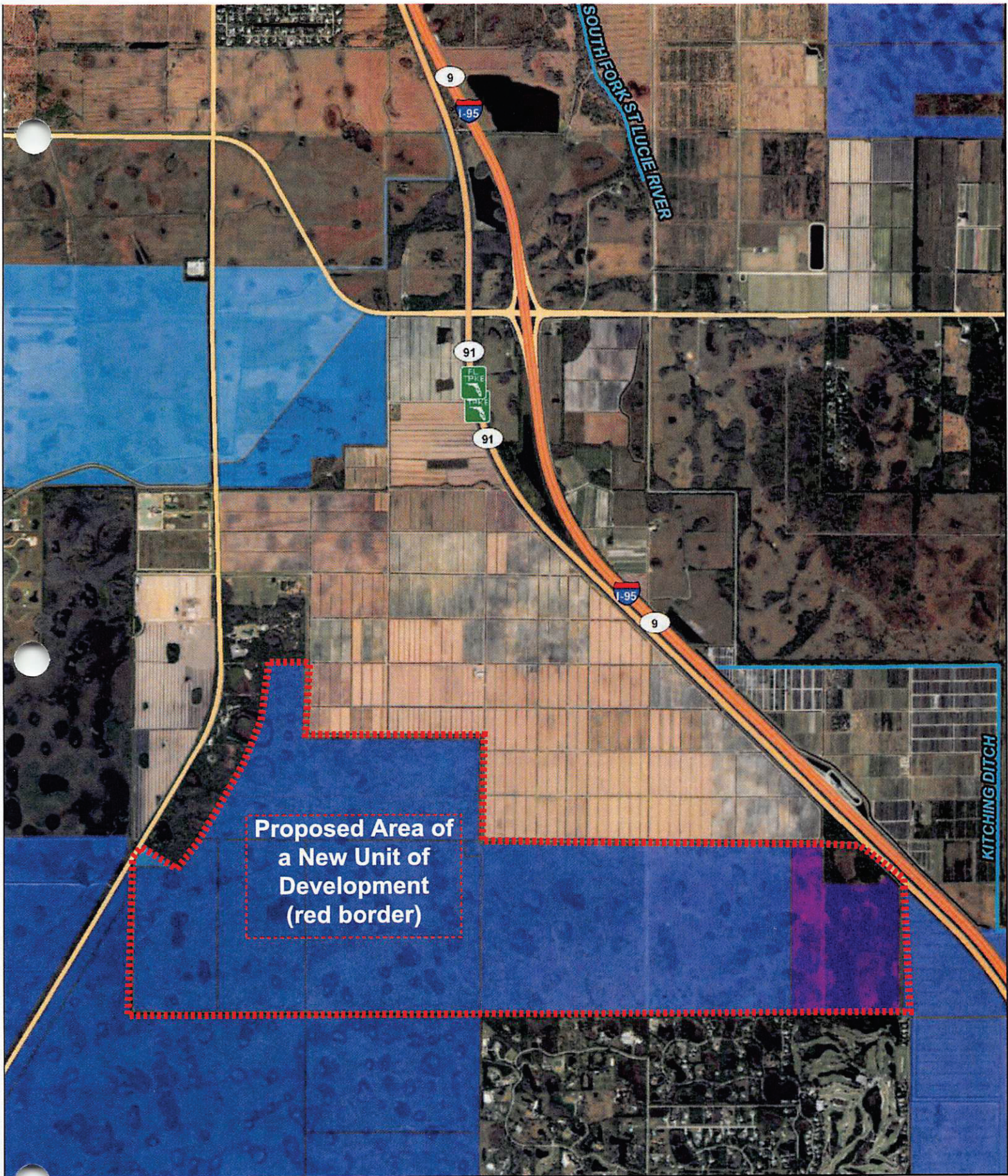
A handwritten signature in blue ink that reads "Ray Palmer".

Ray Palmer
Acting Bureau Chief, Real Estate

RP/

Attachments

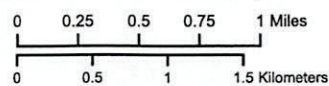
AIN	PIN	owner1	owner2	Drainage District Amount	legal
154802	17-40-41-000-000-00012-0	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	268.72	W1/2 OF SEC 17 T40S R41 LYING E/O PRATT WHITNEY ROAD, (LESS S 129 & W 114 & LESS BEG 492.3 E/O NW COR SEC 17, CONT E 1568.74, SW 987.73, W 1439.47, N 216.48 TO S R/W PRATT-WHITNEY RD, NE ALG R/W 736.17 TO POB)
155236	16-40-41-000-000-00021-0	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	5.25	THE E 486 OF THE N 486 OF SEC (LESS E 86 OF N 86)
635923	17-40-41-000-000-00015-0	SOUTH FLORIDA WATER MANAGEMENT DISTR		10	PART OF W1/2 OF SEC 17 T40S R41E DESC AS: COM AT NW COR E ALG N/LN 492.3 FOR POB.. SW ALG R/W 211.17 TO POB, CONT SW 525, S 216.48, E 1216.31 & NW 1161.54 TO POB
919364	14-40-41-000-000-00011-0	STATE OF FLORIDA		111.38	E 961.62 OF SEC 14, T40S R41E (LESS S 129 & LESS N 86 & LESS S 14 OF N 100 OF E 89)
75135	08-40-41-000-000-00010-1	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	228.93	THAT PORTION OF SEC 8 T40S R41E LYING ELY OF PRATT WHITNEY ROAD R/W (LESS E 86 LYING N OF S 3027 OF SEC & LESS SWLY 150 ACRES PER OR 1938/963, BEING.. WLY 1350 MEASURED PERPENDICULAR TO ELY RD R/W OF S 4324.64 MEASURED PERPENDICULAR TO SEC LN & LESS 29.73 ACS AS DESC IN OR 2078/1124 AS PARCEL 2)
75140	09-40-41-000-000-00020-7	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	362.3	S 3113' OF SEC (LESS N 86' & E 86' AS IN OR 1559/477)
75156	13-40-41-000-000-00030-7	STATE OF FLORIDA		208.27	W 2427.75' W OF PIKE (LESS N 100', E 100', 100' STRIP ALG W/LN TURNPIKE & S 114' PER OR 352/455 & LESS N 15' OF S 129' OF W 2327.75' & LESS 41.79 AC PARCEL BOTH DESC IN OR 1559/464)
75160	14-40-41-000-000-00010-9	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	511.11	ALL OF SEC (LESS N 86, S 129 & E 961.62)
75162	15-40-41-000-000-00010-6	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	577.63	ALL OF SEC (LESS N 86' & S 129')
75164	16-40-41-000-000-00010-4	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	620.66	ALL OF SEC (LESS S 129 & N 486 OF E 486)
75166	17-40-41-000-000-00010-2	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	320	E 1/2 OF SEC (LESS S 129)



South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406
561-686-6800; www.sfwmd.gov



Hobe St Lucie Conservancy District



DISCLAIMER:
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.