



HOBE-ST. LUCIE CONSERVANCY DISTRICT

MARTIN COUNTY

REGULAR BOARD OF SUPERVISORS MEETING & PUBLIC HEARING JANUARY 24, 2024 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
REGULAR BOARD OF SUPERVISORS MEETING & PUBLIC HEARING
January 24, 2024
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. December 13, 2023 Board of Supervisors Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 10
 - 2. Receive Public Comments on Approving and Confirming the Creation of Unit of Development No. 6
 - 3. Consider Resolution No. 2024-01 – Approving and Confirming the Creation of Unit of Development No. 6.....Page 12
- H. Old Business
 - 1. Status Update Regarding RG Reserve Pipe Permit
 - 2. Status Update Regarding Howe Holdings Agreements
 - 3. Update on Backup Generator and Fuel Tank Sizes.....Page 15
- I. New Business
 - 1. Consider Resolution No. 2024-02 – Approving the Amended and Restated Water Control Plan and Restated Report of Engineer for Unit of Development No. 1a.....Page 16
 - 2. Consider Authorizing Staff to File for Recoding the Notice and Disclosure of Taxing Authority...Page 20
- J. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- K. Board Members Comments
- L. Adjourn

PROOF OF PUBLICATION

Laura Archer
Peter Pimentel
Hobe-St. Lucie Conservancy District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/13/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/13/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$147.00

Order No: 9389027

Customer No: 1126167

PO #: Reg mtg 2023-2024

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

HOBE-ST. LUCIE
CONSERVANCY DISTRICT
FISCAL YEAR 2023/2024
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:
October 25, 2023
November 15, 2023
December 13, 2023
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024

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
PUBLISH: STUART NEWS 10/13/23
#9389027

RYAN SPELLER
Notary Public
State of Wisconsin

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
December 13, 2023

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on December 13, 2023 at 9:30 A.M. at the Becker Tree Farm & Nursery located at 2400 SE Bridge Road, Hobe Sound, Florida 33455.

Present were Rick Melchiori, Edward Weinberg and Robert Brown via telephone, 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. Ray Spear of The Grassroots Corp., Mr. Paul Whalen, Mr. Curtis Love and John Halusba. Attending via telephone was Mr. Jacques Mouracadeh of Coventry Development and Brett Sealy.

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 amended the Agenda to Consider Resolution Designating Unit of Development No. 6.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed approving the Minutes of the October 25, 2023 Board of Supervisors Board Meeting.

OLD BUSINESS

30 Update Regarding RG Reserve Pipe Permit Application

The District Engineer indicated he had previously reached out to the Consultant of RG Reserve who was putting together a plan for the Engineer's review. The District Engineer indicated the need for RG Reserve to pay for the District's review and the adverse effects resulting from the washout of the structure. The District Engineer indicated the previous damage to the District Facilities could occur again including seepage into the Districts Canal. The District Engineer was directed to check status with SFWMD following re-sending the demand letter to SFWMD relating to any permits for mitigation as well as the Mitigation Bank security.

2. Update Regarding Howe Holdings Agreement

The District Engineer commented on the Howe Holdings Agreement.

The District Engineer explained that Howe Holdings had signed the Irrigation Agreement. He was awaiting the original re-executed Agreement when the landowner would be back. He confirmed the parties were in agreement.

The District Manager indicated the Invoice had been sent to Howe Holdings and he confirmed payment.

3. Status Update Regarding SFWMD Access Permit for Geotech

The District Engineer reported on the status of the Access Permit for Geotech relating to access and hydrological matters.

A motion was made by Ed Weinberg, seconded by Robert Brown and passed approving the SFWMD Access Permit for Geotech subject to legal and engineering review.

4. Status Update on Unit of Development No. 6 / Consider Resolution Designating Unit of Development No. 6

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 Board discussed the proposed boundaries of Unit No. 6 which included SFWMD lands and lands owned by TIIFT and HSLCD. A legal description was needed along with authorization of all of the Landowners in the Unit to be included in the Project.

The Board discussed continuing with the formation process without the TIIFT and HSLCD parcel(s), but directed that the consent of both TIIFT and HSLCD was needed before designation of Unit of Development No. 6 included the TIIFT and HSLCD parcels.

A motion was made by Ed Weinberg and seconded by Robert Brown unanimously approving Resolution 2023-04 Designating Unit of Development No. 6 as follows:

RESOLUTION NO. 2023-04

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

(Copy filed in District Records)

NEW BUSINESS

1. Consider Approval of Auditor Renewal

Mr. Michael McElligott of Special Districts, presented the Auditor Renewal Request.#

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At the November 18, 2020 Hobe-St. Lucie conservancy District Board of Supervisors Meeting, the firm Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30-2023 and 9-30-2024 audit.

The fees for the 9-30-2020 audit was \$3000.00. The fees for the 9-30-2021 audit was \$3,100.00 and the fees for the 9-30-2022 audit were \$3,200.00. The proposed fees for the 9-30-2023 audit is \$3,300.00. And the proposed fee for the 9-30-2024 audit is \$3,400.00.

Management was pleased with the professionalism and the competence of the Grau & Associates' partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2023 and 9-30-2024 audits for Grau & Associates.

A motion was made by Robert Brown and seconded by Ed Weinberg passed approving the Auditor Renewal with Grau & Associates.

2. Consider – Approval of Rate Increase for Higgins Engineering, Inc.

Mr. Higgins presented the proposed Rate Increase for Higgins Engineering, Inc.



HIGGINS ENGINEERING, INC.

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MEMORANDUM

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TO: Hobe St. Lucie Conservancy District,
Board of Supervisors

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

DATE: October 19, 2023

RE: Higgins Engineering, Inc. Rate Increase

Higgins Engineering, Inc. was retained by the Hope St. Lucie Conservancy District in 2007 as the Engineer for the District. Since that time Higgins Engineering, Inc. has not requested a fee increase, but would like you to entertain one at this time based on the CPI increases between 2007 and 2022. The previous rate schedule would be as follows:

	<u>2007 Rate</u>	<u>Proposed 2023 Rate</u>
	<u>Per Hour</u>	<u>Per Hour</u>
Senior Engineer	\$200.00	\$250.00
Engineer	\$160.00	\$180.00
Jr. Engineer	\$120.00	\$140.00
Draftsman	\$ 90.00	\$110.00
Administrative	\$ 60.00	\$ 70.00

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Reimbursable Expenses at cost

All services will continue to be performed as directed by the Board.

In advance thank you for your consideration of this request. We look forward to continuing to work with the District.

RWH/jp

07-18

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Following discussion by the Board, a motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed approving the Rate Increase for Higgins Engineering, Inc., as attached. #

3. Consider Approval of Holland & Knight for Bond Counsel/Conflict Waiver

The Proposal from Holland & Knight to serve as Bond Counsel was presented by Denise Ganz, Senior Counsel of Holland & Knight. It was further explained Holland & Knight also represented Discovery Land Company on certain matters related to the proposed development of Unit 1A, which necessitated approval by the Board of the Conflict Waiver.

Following discussion by the Board a motion was made by Mr. Weinberg seconded by Mr. Brown and unanimously passed approving the engagement of Holland & Knight to serve as Bond Counsel and approving the Conflict Waiver as explained above.

Mr. Melchiori and Mr. Weinberg announced a Conflict of Interest. Form 8B filed in district Records.

4. Consider Approval of Landowner's Agreement between HSLCD and Discovery Hobe Sound Investures LLC for Unit of Development No. 1A

The District Attorney presented the proposed Landowner's Agreement between the District and Discovery Hobe Sound Investures LLC which included a revised Exhibit "L".

A Motion was made by Mr. Weinberg seconded by Mr. Brown and unanimously passed approving the Landowner's Agreement between the District and Discovery Hobe Sound Investures LLC, subject to final review.

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

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ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer commented on the District's operations.

He commented on the Pasture Pump Station and Bridge Road Crossing.

Following discussion for additional information, the Board deferred action to address practical and maintenance issues.

2. District Attorney's Report

The District Attorney reported 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. Field Operations Report

Mr. Spear commented on field operations.

Mr. Schuter, commented regarding the Nine-Jem property. He stated SFWMD wanted to resume mowing and would like to perform canal spraying and day to day operations.

SUPERVISOR COMMENTS

None.

NEXT MEETING

The Board confirmed the January Board Meeting would be held on January 24, 2024, in the Becker Tree Farm Conference Room.

ADJOURN

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

President

Secretary

**NOTICE OF PUBLIC HEARING BY HOBE-ST. LUCIE
CONSERVANCY DISTRICT FOR
UNIT OF DEVELOPMENT NO. 6**

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

See Attached – Exhibit "A"

and has been designated as "Hobe-St. Lucie Conservancy District, Unit of Development No. 6", 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, January 24, 2024, Conference Room at Becker Tree Farm located at 2400 SE Bridge Road, Hobe Sound, Florida 33455, why such designation by Hobe-St. Lucie Conservancy District of these lands as "Hobe-St. Lucie Conservancy District Unit of Development No. 6" 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 28th day of December, 2023.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

PUBLISH: STUART NEWS
 January 9, 2024
 January 16, 2024

Exhibit "A"
H.S.L.C.D. Unit of Development No. 6

Description:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9, 14, 15, 16 AND 17 OF TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING SOUTH FLORIDA WATER MANAGEMENT DISTRICT TRACTS 23116-018, 23116-019, 23116-022, 23116-023, 23116-024, 23116-028 AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF SECTION 8 LYING EAST OF SEMINOLE PRATT-WHITNEY ROAD, LESS PARCELS 1, 2, AND 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2192 PAGE 2487, ALSO LESS THE EAST 86.0 FEET OF THE NORTH 2259.8 FEET.

THE SOUTH 3027.0 FEET OF SECTION 9, LESS THE EAST 86.0 FEET.

ALL OF SECTION 14, LESS THE NORTH 86.0 FEET, ALSO LESS THAT PORTION OF SPECIFICALLY DESCRIBED AS LESS AND EXCEPTED IN OFFICIAL RECORDS BOOK 1951 PAGE 2172 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALL OF SECTION 15, LESS THE NORTH 86.0 FEET.

ALL OF SECTION 16, LESS EAST 86.0 FEET OF THE NORTH 86.0 FEET.

ALL OF SECTION 17 LYING EAST OF SEMINOLE PRATT-WHITNEY ROAD, LESS PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2192 PAGE 2487.

ALSO LESS AND EXCEPT THE SOUTH 129 FEET OF SECTIONS 14 THROUGH 17, AND THE WEST 114 FEET OF SECTION 17.

ALL WITHIN TOWNSHIP 40 SOUTH, RANGE 41 EAST IN MARTIN COUNTY, FLORIDA.

Containing 2,904.25 acres more or less.

This description is not valid unless accompanied by the description sketch.

CERTIFICATION

I HEREBY CERTIFY that the description of the property shown hereon was completed under my direction and that said description is true and correct to the best of my knowledge and belief.

I FURTHER CERTIFY that this description and sketch was made under my responsible charge and meets the applicable Standards of Practice for a description/sketch as set forth by the Florida Board of Professional Surveyors and Mappers in 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida State Statutes.

BRIAN SCOTT
MCEACHERN

2023.11.07
0005-09:51:32



BRIAN S. MCEACHERN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7411

This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. The printed version or copies thereof are not valid without the original signature and raised seal of a Florida Licensed Land Surveyor and Mapper.

**THIS DRAWING
DOES NOT REPRESENT A SURVEY
MARTIN COUNTY, FLORIDA**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING AND CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680**

EXHIBIT "A"
H.S.L.C.D. Unit of Development No. 6

DRAWN BSM	CHECKED	DATE	SCALE AS SHOWN	DRAWING NUMBER 23_HSLCD_1008_1.dwg	SHEET 1 OF 2
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Resolution No. 2024-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT
APPROVING AND CONFIRMING THE CREATION OF
UNIT OF DEVELOPMENT NO. 6

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 December 13, 2023, 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 6; 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. 6; 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. 6 was held on Wednesday, January 24, 2024; 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. 6.

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 "A" and designation of same as Unit of Development No. 6, is hereby confirmed.

2. That development of a water control plan for Unit of Development No. 6 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 24th DAY OF JANUARY, 2024.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

By: _____
President

ATTEST:

By: _____
Secretary

(DISTRICT SEAL)

Exhibit "A"
H.S.L.C.D. Unit of Development No. 6

Description:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9, 14, 15, 16 AND 17 OF TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING SOUTH FLORIDA WATER MANAGEMENT DISTRICT TRACTS 23116-018, 23116-019, 23116-022, 23116-023, 23116-024, 23116-028 AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF SECTION 8 LYING EAST OF SEMINOLE PRATT-WHITNEY ROAD, LESS PARCELS 1, 2, AND 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2192 PAGE 2487, ALSO LESS THE EAST 86.0 FEET OF THE NORTH 2259.8 FEET.

THE SOUTH 3027.0 FEET OF SECTION 9, LESS THE EAST 86.0 FEET.

ALL OF SECTION 14, LESS THE NORTH 86.0 FEET, ALSO LESS THAT PORTION OF SPECIFICALLY DESCRIBED AS LESS AND EXCEPTED IN OFFICIAL RECORDS BOOK 1951 PAGE 2172 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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ALL OF SECTION 17 LYING EAST OF SEMINOLE PRATT-WHITNEY ROAD, LESS PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2192 PAGE 2487.

ALSO LESS AND EXCEPT THE SOUTH 129 FEET OF SECTIONS 14 THROUGH 17, AND THE WEST 114 FEET OF SECTION 17.

ALL WITHIN TOWNSHIP 40 SOUTH, RANGE 41 EAST IN MARTIN COUNTY, FLORIDA.

Containing 2,904.25 acres more or less.

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CERTIFICATION

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I FURTHER CERTIFY that this description and sketch was made under my responsible charge and meets the applicable Standards of Practice for a description/sketch as set forth by the Florida Board of Professional Surveyors and Mappers in SJ-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida State Statutes.

BRIAN SCOTT

MCEACHERN

2023.11.07

0005-09-5132



BRIAN S. MCEACHERN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7411

This is an electronically signed and sealed document pursuant to Chapter SJ-17.062, Florida Administrative Code. The printed version or copies thereof are not valid without the original signature and raised seal of a Florida Licensed Land Surveyor and Mapper.

**THIS DRAWING
DOES NOT REPRESENT A SURVEY
MARTIN COUNTY, FLORIDA**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING AND CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24890, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4890**

EXHIBIT "A"
H.S.L.C.D. Unit of Development No. 6

DRAWN BSM	CHECKED	DATE	SCALE AS SHOWN	DRAWING NUMBER 23_HSLCD_1003_1.dwg	SHEET 1 OF 2
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RESOLUTION 2024-02

RESOLUTION OF THE BOARD OF SUPERVISORS OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING THE
AMENDED AND RESTATED WATER CONTROL PLAN AND THE RESTATED REPORT
OF THE ENGINEER 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 and Engineer's Report for Unit of Development No. 1A on June 22, 2022, which subsequently adopted the First Amended Water Control Plan for Unit of Development No. 1A on October 13, 2022, and subsequently adopted the Second Amended Water Control Plan for Unit of Development No. 1A on June 28, 2023; 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 Amended and Restated Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, dated January 24, 2024, a copy of which is attached hereto and identified as Exhibit "A", and the Restated Report of the Engineer for the Unit of Development No. 1A, dated January 24, 2024, a copy of which is attached hereto and identified as Exhibit "B", and further has submitted an Engineer's certification, a copy of which is attached hereto and identified as Exhibit "C", certifying that said proposed Amended and Restated Water Control Plan and the Restated Report of Engineer for Unit of Development No. 1A, dated January 24, 2024, 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 Amended and Restated Water Control Plan and the Restated Report of Engineer for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated January 24, 2024, 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 Amended and Restated Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated January 24, 2024, is hereby approved and adopted, a true and correct copy of which is attached hereto, identified as Exhibit “A”.

3. The Restated Report of Engineer for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated January 24, 2024, is hereby approved and adopted, a true and correct copy of which is attached hereto, identified as Exhibit “B”.

4. 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 said Amended and Restated Water Control Plan and the Restated Report of Engineer for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated January 24, 2024, upon the owners of all real property located within said District, including their successors and assigns.

5. If any provision 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.

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

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

8. 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 JANUARY 24, 2024.

HOBE-ST. LUCIE CONSERVANCY
DISTRICT

(DISTRICT SEAL)

By: _____
President

ATTEST:

By: _____
Secretary

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 ±

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

This Instrument Prepared by
and to be Returned to:

Caldwell Pacetti Edwards Schoech & Viator LLP
1555 Palm Beach Lakes Blvd., Suite 1200
West Palm Beach, FL 33401

**NOTICE AND DISCLOSURE OF TAXING AUTHORITY
BY
HOBE-ST. LUCIE CONSERVANCY DISTRICT
(Unit of Development No. 1A)**

HOBE-ST. LUCIE CONSERVANCY DISTRICT is an independent special district of the State of Florida and has or intends to construct and/or maintain public facilities and improvements for the benefit of the real property described in attached Exhibit "A" which real property comprises Hobe-St. Lucie Conservancy District's Unit of Development No. 1A (the "Unit").

As a result of Hobe-St. Lucie Conservancy District's construction and/or maintenance of these public facilities and improvements, Hobe-St. Lucie Conservancy District hereby advises all present and future owners of real property within the Unit that they will be required to annually pay an amount to Hobe-St. Lucie Conservancy District for the cost of constructing and/or maintaining these public facilities and improvements.

Hobe-St. Lucie Conservancy District's annual bill to the owners of real property within the Unit will be shown, in addition to real property taxes and charges of other governmental entities, on the Real Property Tax Bill that is sent out around November of each year by the Martin County Tax Collector.

If you should have any questions regarding this notice or your obligation to pay these charges, please write to Hobe-St. Lucie Conservancy District's c/o Special District Services, Inc. 2501A Burns Road, Palm Beach Gardens, Florida 33410 or call Hobe-St. Lucie Conservancy District's Manager at_____.

Executed this _____ day of _____, 20____.

[DISTRICT SEAL]

HOBE-ST. LUCIE CONSERVANCY DISTRICT

ATTEST:

By: _____
Secretary

By: _____
Print: _____
Title: _____

STATE OF FLORIDA)
)ss:
MARTIN COUNTY)

The foregoing instrument was executed before me this _____ day of _____,
20____, by _____ and _____, as _____ and
Secretary, respectively, of HOBE-ST. LUCIE CONSERVANCY DISTRICT, who is personally
known to me.

Signature of person taking acknowledgment

Notary Public
Commission Number:
My Commission Expires:

EXHIBIT “A”

LEGAL DESCRIPTION

(See Attached)