



HOBE-ST. LUCIE CONSERVANCY DISTRICT

MARTIN COUNTY

**REGULAR BOARD OF SUPERVISORS MEETING
JULY 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
July 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. June 12, 2024 Regular Board of Supervisors Meeting Minutes.....Page 2
- G. Old Business
 - 1. Status Update Regarding RG Reserve.....Page 3
 - 2. Status Update on Title Search for Easements Related to Elise J and Fernlea Property
- H. New Business
 - 1. Discussion Regarding Access to Elise J Property
 - 2. Discussion Regarding Sandglass Golf Range House Location.....Page 8
 - 3. Discussion Regarding C-44 PS Rip Rap
- 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

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 # of Copies:
Customer No: 1126167 1
PO #: Reg mtg 2023-2024

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
JUNE 12, 2024

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on June 12, 2024 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, 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. Also in attendance was Mr. Ray Spears of The Grassroots Corp., Mr. John Haluska 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. Edward Weinberg who took his seat on the Board.

ELECTION 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
Robert Brown	Secretary

Mary Viator
Michael McElligott

Assistant Secretary
Treasurer

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

ADDITIONS OR DELETIONS TO AGENDA

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed to amend the Agenda as follows:

- a) Add “First Amendment to the Public Improvement Acquisition Agreement for Unit 1A” to New Business; and
- b) Combine “Status Update regarding RG Reserve Pipe Permit” with “Discussion Regarding Access to Elise J. Property” to Old 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. Weinberg and unanimously passed approving the Minutes of the April 24, 2024 Board of Supervisors Board Meeting.

OLD BUSINESS

1. Update Regarding RG Reserve Pipe Permit Application and Discussion Regarding Access to Elise J. Property.

The District Engineer indicated he had been contracted by the Consultant of RG Reserve, Oxbow Engineering, who was putting together a plan for the Engineers review. The District Engineer had 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 had indicated the previous damage to the District Facilities could occur again including seepage into the District’s

Canal.

The District Engineer further explained he had coordinated with Don Barnes of SMG who was representing the Elise J. Property which an of the additional parcel impacting the washout.

The District Engineer confirmed he had been recently contacted by Oxbox Engineering. RG Reserve claimed the blowout/ berm failure occurred approximately 1 mile North of the RG Reserve Mitigation Bank (off-site) within the Parcel owned by Elise J. LLC.

RG Reserve Mitigation Bank requested a formal Resolution be prepared removing RG Reserve Mitigation Bank of liability for this issue and the reimbursement for the berm failure be addressed solely with the property owner for which the failure occurred (Elise J. LLC).

Following discussion by the Board, a motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed requesting a title search be requested for the respective lands to address the issue.

NEW BUSINESS

1. Consider First Amendment to Public Improvement Acquisition Agreement for Unit of Development No. 1A

The District Manager presented the First Amendment to Public Improvement Acquisition Agreement for Unit of Development No. 1A. He explained the Amendment.

A Motion was made by Mr. Brown, and seconded by Mr. Weinberg and unanimously passed, approving the First Amendment to Public Improvement Acquisition Agreement for Unit of Development No. 1A.

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

2. Consider Disbursement Approval #1 Unit 1A

The District Manager presented the Disbursement Approval #1 for Unit 1A.

Following discussion by the Board, a motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed approving Disbursement Approval #1 for Unit 1A Series 2024 Project Account in the amount of \$31,158,295.54 in accordance with the Districts Engineers Certifications for the Transfer of Discovery Hobe Sound Investor's Public Improvements.

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

3. Consider Resolution 2024-08 Adopting a Fiscal Year 2024-2025 Budget:

The District Manager presented the Fiscal Year 2024-2025 Budget and explained the proposed Budget represented the maximum rate which could be lowered. The District Manager explained the Budget included Projected Disbursement to Funds from SFWMD Delinquent Assessments.

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, including allocations of the surplus funds from monies received from the payment of delinquent assessments.

A motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed to approve Resolution 2024-08 Adopting the Fiscal Year 2024-2025 Budget as follows:

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING A BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE

(Copy filed with District Records)

4. Consider Resolution 2024-09 Adopting a Fiscal Year 2024-2025 Meeting Schedule

The District Manager presented the Proposed Fiscal Year 2024-2025 Meeting Schedule.

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed to approve Resolution 2024-09 Adopting the Fiscal Year 2024-2025 Meeting Schedule as follows:

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF THE SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE

(Copy filed with District Records)

ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer commented on the District's operations and matters as they appeared on the Agenda.

2. District Attorney's Report

The District Attorney reported on matters as they appeared on the Agenda. She further commented on the status of the Bond Financing for the 2024 Bond Series for Unit of Development No. 1A

3. Manager's Report

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

He further commented on reporting details on Supervisor Ethics Training and the Filing of the New Financial Disclosure Form 1 on the State Website.

4. Field Operations Report

Mr. Spears commented on the Pump Station Update.

SUPERVISOR COMMENTS

NONE

NEXT MEETING

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

ADJOURN

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

President

Secretary

Via e-mail: loxrivercomments@usace.army.mil

April 24, 2019

Dr. Ann Hodgson
U.S. Army Corp of Engineers
Jacksonville District
P.O. Box 4970
Jacksonville, FL 32232-0019

Re: Loxahatchee River Watershed Restoration Project Comments

Dear Ms. Hodgson:

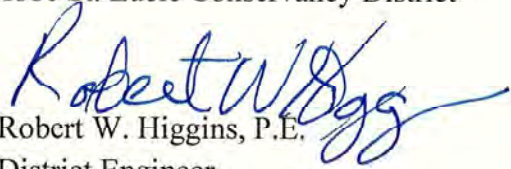
On behalf of the Board of Supervisors for the Hobe Saint Lucie Conservancy District (HSLCD), we are providing you with the following comments from the draft Integrated Project Implementation Report/Environmental Impact Statement for the Loxahatchee River Watershed Restoration Project. This Project will affect lands located within HSLCD and as such, it is our duty to protect interests of the land owners within the District. The primary area within HSLCD affected by this Plan is referred to as Ninegem. Preliminary comments on the Plan are as follows:

1. Flooding of the Ninegem properties will impact private lands held east of Seminole Pratt Whitney Road adjacent to Ninegem. These impacts need to be addressed. There is also a parcel of land owned by HSLCD within Ninegem that needs to be addressed and for which compensation is required.
2. The Ninegem South Boundary Canal is a Right of Way owned by HSLCD. Thus, impacts will occur, and compensation to HSLCD will be required.
3. Modification of the Ninegem North Boundary Canal and adjoining Berm will require a permit from HSLCD for this work. Analysis of potential impacts to downstream land owners (primarily Unit 2), will be required, and any impacts mitigated for.
4. The North/South Canals within the Ninegem are covered with HSLCD easements. Impacts will occur and compensation to HSLCD will be required. Impacts to the District's entire drainage system need to be reviewed, including the backbone of the system.
5. A modification of the Water Control Plan that covers Ninegem will be required. All expenses for the amended Water Control Plan, as well as all permits, shall be borne by the ACOE. The proposed pump station for Thomas Produce is located at the upstream end of the site. The Thomas Produce Parcel slopes north downward to the south.

6. Modification of the Ninegem North Boundary Canal and adjoining Berm will require a permit from HSLCD for this work. An analysis of potential impacts to downstream land owners (primarily in Unit 2) needs to be determined and addressed.

ACOE will be responsible for expenses for this project. We appreciate this opportunity to provide you with these comments. We look forward to working with you as the Plan develops. If you have any questions, please feel free to give me a call at (561) 439-7807.

Very Truly Yours,
Hobe St. Lucie Conservancy District


Robert W. Higgins, P.E.
District Engineer

RWH/ts

07-18

cc: HSLCD Board Members

Pete Pimentel, District Manager

Mary Viator, Esq., District Attorney

Beth Kavinsky, SFWMD



CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

ATTORNEYS AT LAW

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

OF COUNSEL
BETSY S. BURDEN

SYNOVUS BANK BUILDING
1555 PALM BEACH LAKES BOULEVARD
SUITE 1200
WEST PALM BEACH, FLORIDA 33401

www.caldwellpacetti.com

TELEPHONE: (561) 655-0620
TELECOPIER: (561) 655-3775

July 15, 2021

Via Certified Mail

Elise J, LLC
c/o Mr. Mosh Sams
Registered Agent
P.O Box 1670
Boca Raton, FL 33429

R.G. Reserve, Inc.
f/k/a J R Stuart Land Corporation
c/o Mr. Robert L. Sader, Esq.
Registered Agent
224 Commercial Blvd., Suite 310
Lauderdale By the Sea, FL 33308

R. G. Reserve Mitigation Bank
c/o Mr. Toby Overdorf
Engineering Design and Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Re: Hobe-St. Lucie Conservancy District / Washout of Irrigation Canal Berm

Dear Sirs:

We are the attorneys for Hobe-St. Lucie Conservancy District ("the District").

It is our understanding that you are the owners and/or representatives of two (2) parcels of vacant land located in Sections 6 and 7 immediately west of and adjacent to the District's boundaries. The District has notified you in writing on several occasions that these properties have previously built up with flood waters due to extensive rains occurring in early November 2020, as well as the preceding year, causing the berm to overflow into the District irrigation canal on the north boundary. This overflow caused the berm to erode such that water

was flowing freely from these properties into the District. The District was thus required to expend funds for necessary repairs for which you have been invoiced and are your obligation to pay as the responsible parties. Note that this is the second unlawful occurrence on this property within the past two (2) years.

It is our understanding that discussions have been had regarding installing an emergency overflow structure in the southeast corner of R.G. Reserve (J.R. Stuart Land Corporation) which should help to prevent this damage from again occurring. The District continues to proceed in good faith and requests your cooperation in pursuing this potential remedy.

You are advised to note the provisions of Section 298.66, Florida Statutes, which state:

“(2) Any person who willfully obstructs any public canal, drain, ditch, or watercourse or damages or destroys any public drainage works constructed in or maintained by any district shall be liable to any person injured thereby for the full amount of the injury occasioned to any land or crops or other property by reason of such misconduct and shall be liable to the district constructing the drainage work for double the cost of removing such obstruction or repairing such damage.

(3) Any person who willfully, or otherwise, obstructs any public canal, drain, ditch, or watercourse, impedes or obstructs the flow of water therein, or damages or destroys any public drainage works constructed in or maintained by any district commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.”

Should the District not receive a satisfactory response from you within fifteen (15) days of your receipt of this letter, the District has no alternative but to pursue any and all necessary legal action.

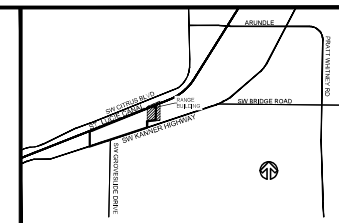
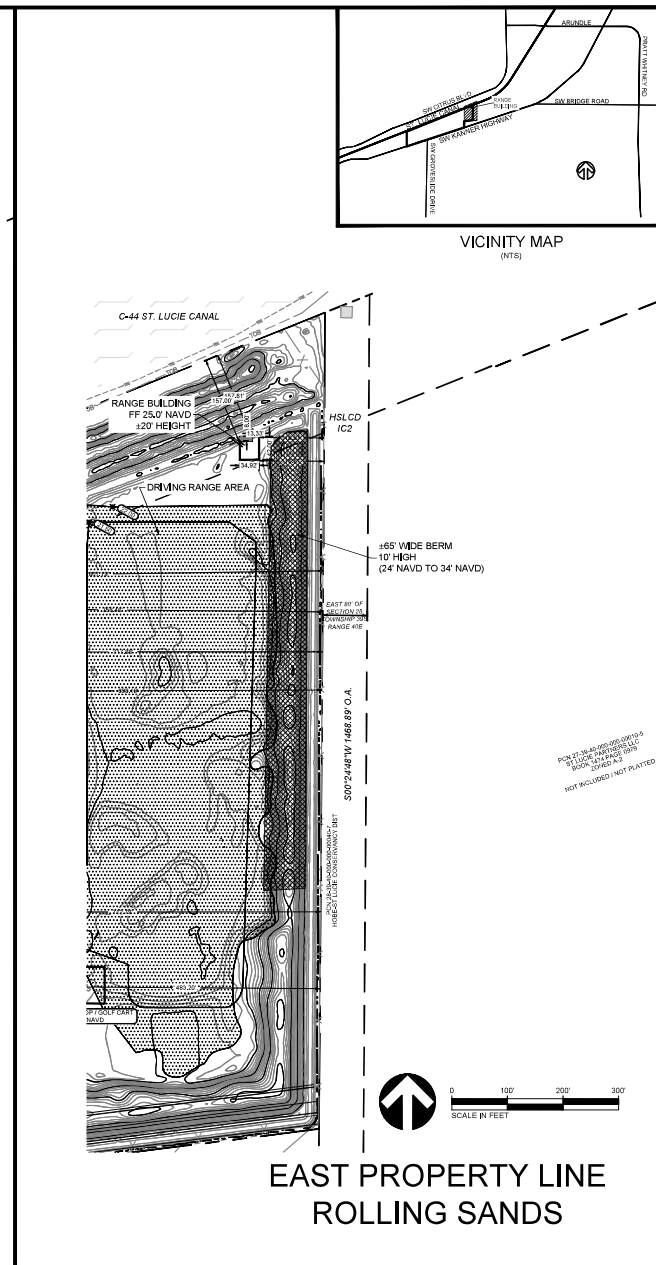
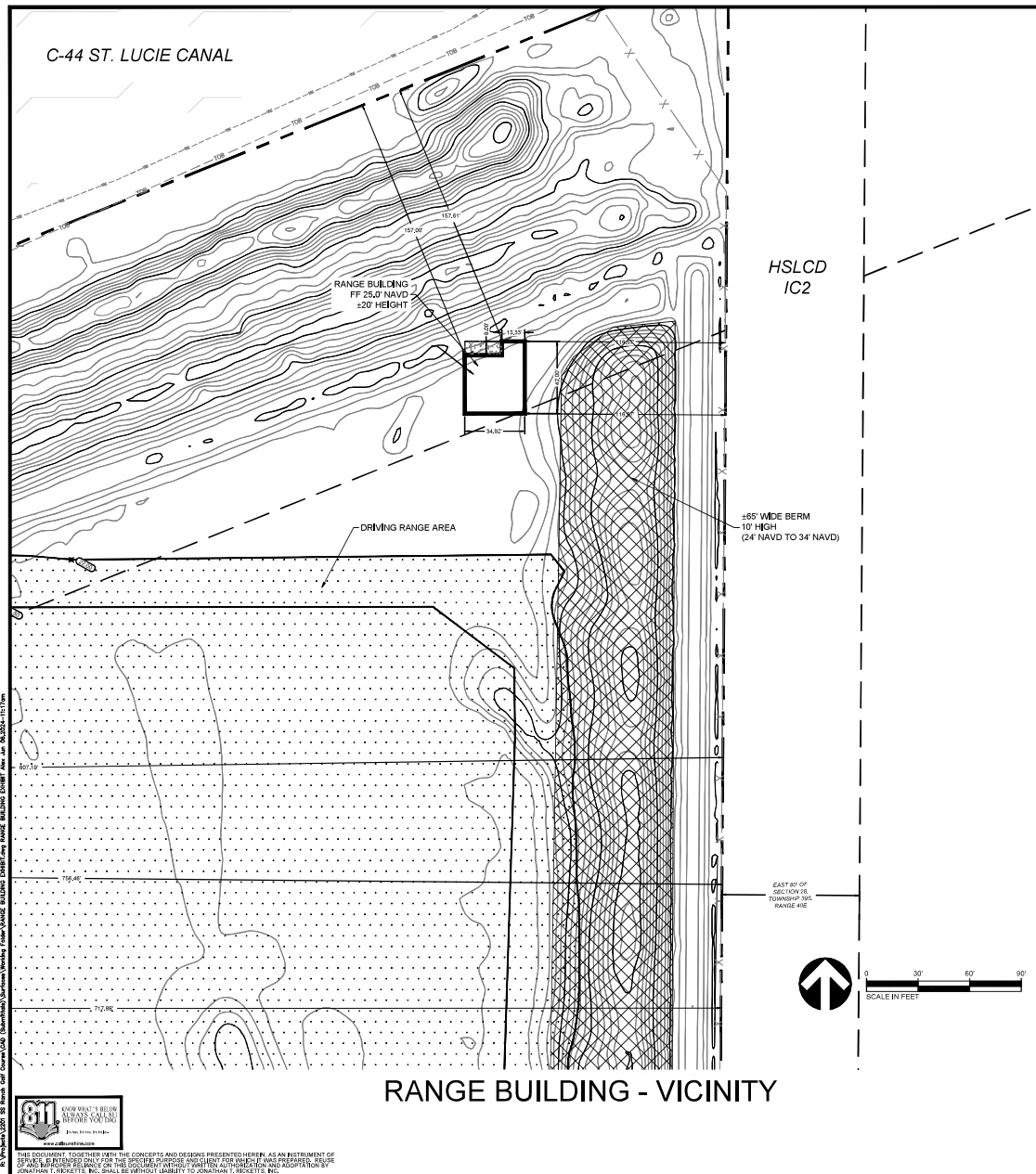
Please govern yourselves accordingly.

Sincerely,

Mary M. Viator

Mary M. Viator

MMV/dk
Cc: Hobe-St. Lucie Conservancy District



3450 Northline Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-0700
Toll-Free: (877) 630-0777
Jonathan T. Ricketts, Inc.
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

DATE	REV #	REVISIONS

ROLLING SANDS GOLF COURSE
SS RANCH LLC
RANGE BUILDING EXHIBIT
INDIAN TOWN
MARTIN COUNTY, FLORIDA

DRAWN BY:
CHECKED BY: RC
LATITUDE: 27° 03' 02" N
LONGITUDE: 80° 20' 38" W
HORIZ. SCALE: VARIES

SEAL
06/06/2024
JONATHAN T. RICKETTS
FL P.E. NO. 38789
E1.1
PROJECT NO. 2201

SANDGLASS

Range House Schematic Design

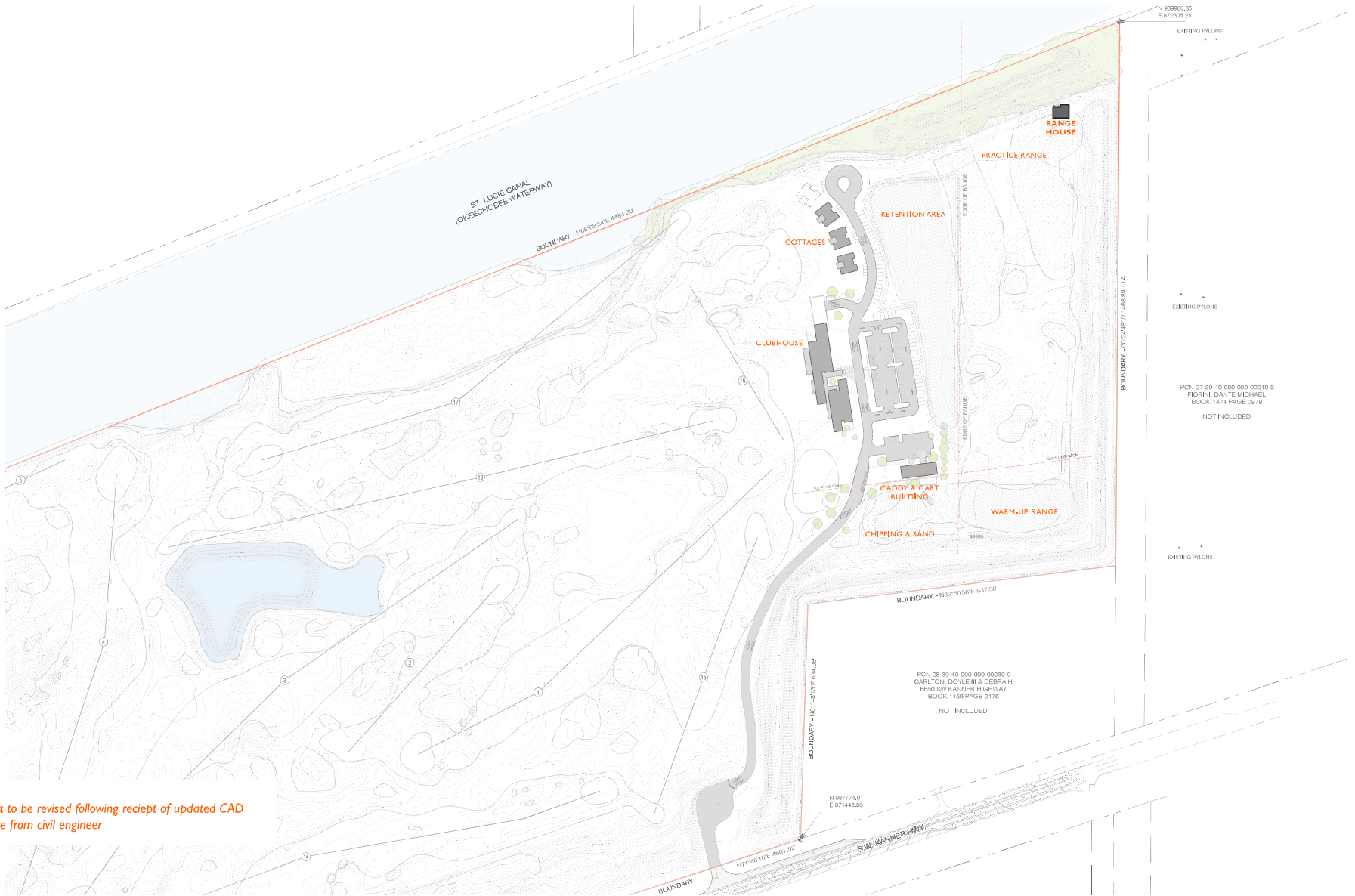
31 MAY 2024

The map displays the layout of the Sandglass Golf Course with various buildings and areas highlighted by red circles and numbers. The following table provides a key for these numbered locations:

Number	Description
01	Sandglass Clubhouse
02	Caddy & Cart Store Building
03	Driving Range
04	Cottages
05	HalfWay House (6th + 12th Greens)
06	Comfort stop (9th Green)
07	Maintenance Building
08	Range House

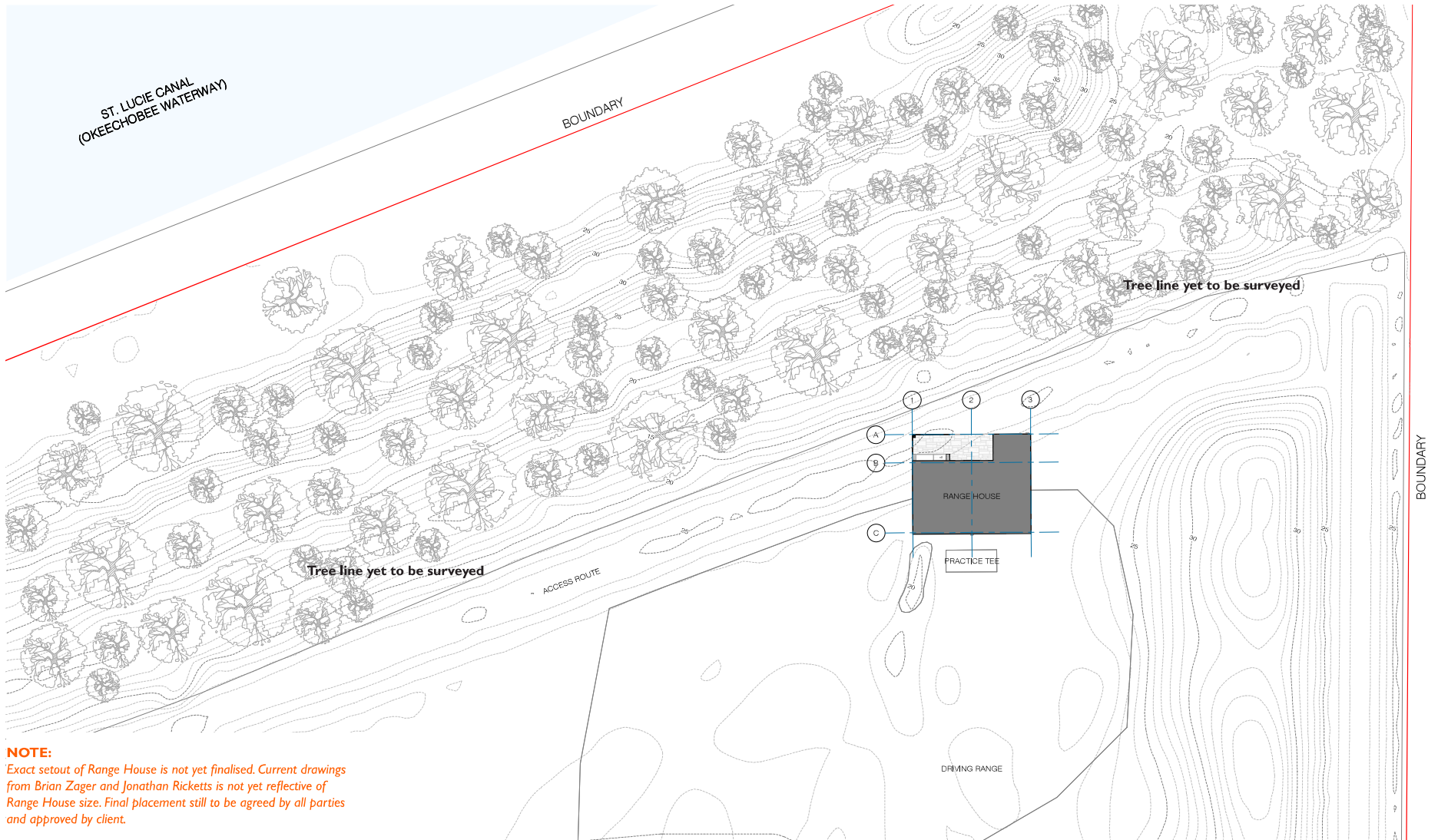
- ## Masterplan

All drawings preliminary subject to development of design. Any photographs included here are for internal design reference only. They do not represent documentation of the design in any way, and no ownership of the images or their contents is implied.



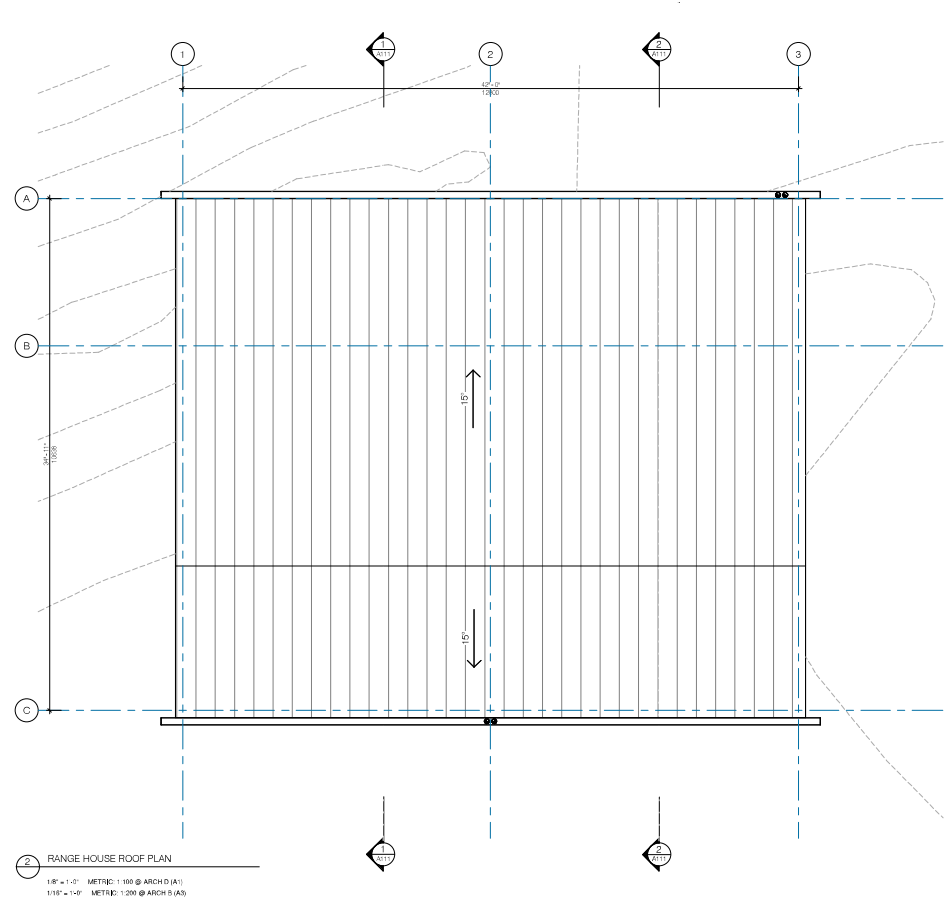
NOTE:
Carpark layout to be revised following receipt of updated CAD design package from civil engineer

Context Plan



Site Plan

[GENERALLY] SELECT EXTERIOR &
INTERIOR MATERIALS TO MATCH
COMFORT STATION FINISHES (REFER TO
COMFORT STATION FINISHES SCHEDULE)



NOTE:
Proposed FL to be confirmed with civil engineer

AREA SCHEDULE (IMPERIAL)		
ACC WC		84 ft ²
PORCH		289 ft ²
BUILDING SERVICES		39 ft ²
RANGE BAY		514 ft ²
RANGE BAY		514 ft ²
		1441 ft ²
TOTAL		1441 ft ²

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Exterior view of the driving range rooms

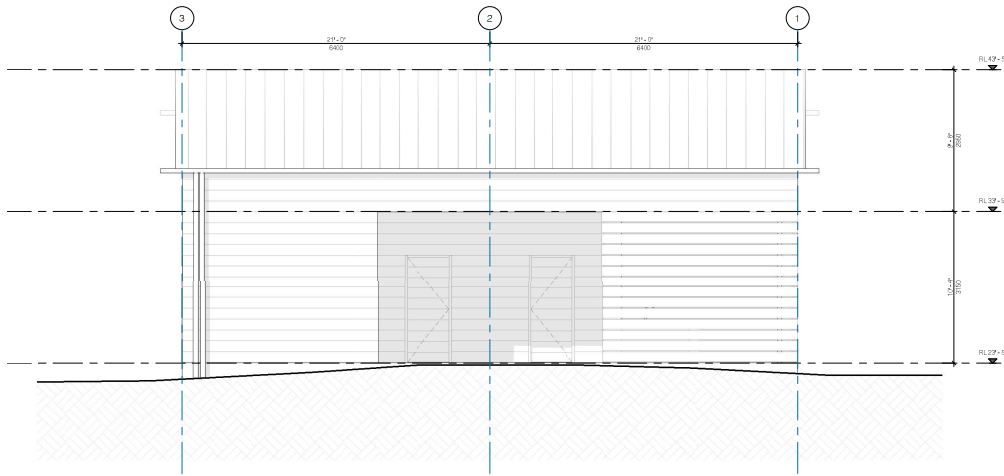
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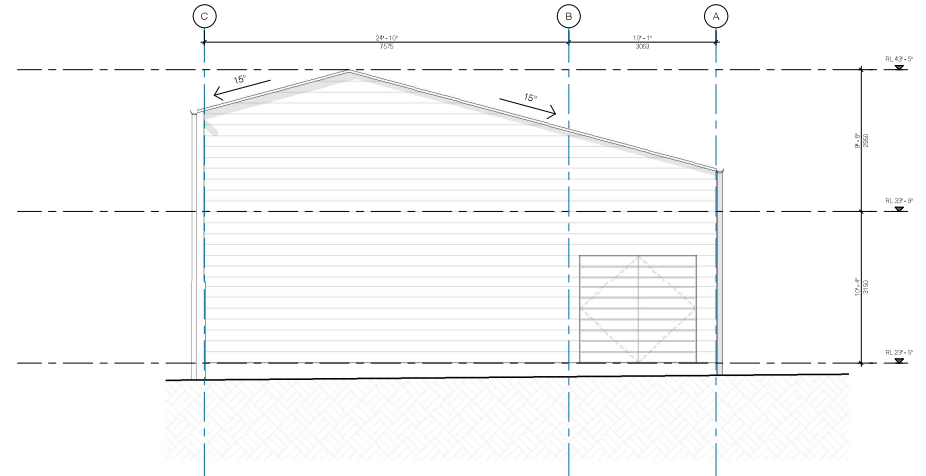
Design of landscaping immediately surrounding building not yet proposed.

View of Entry Porch

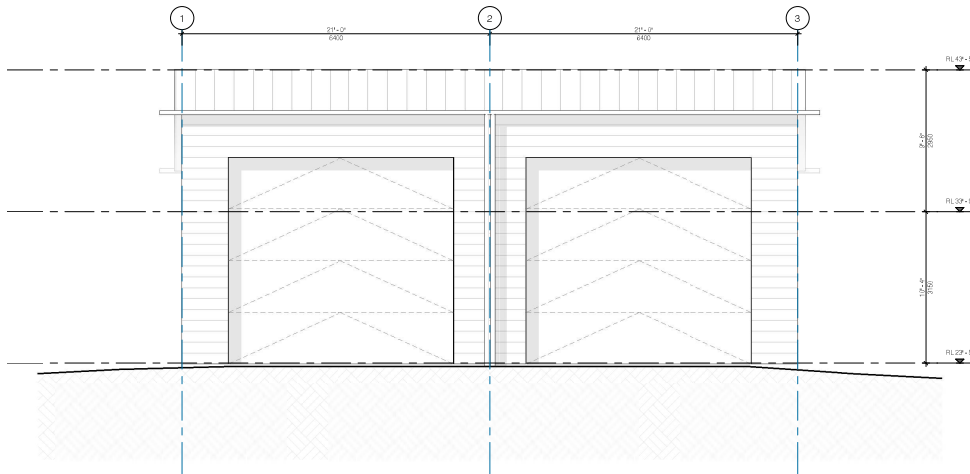
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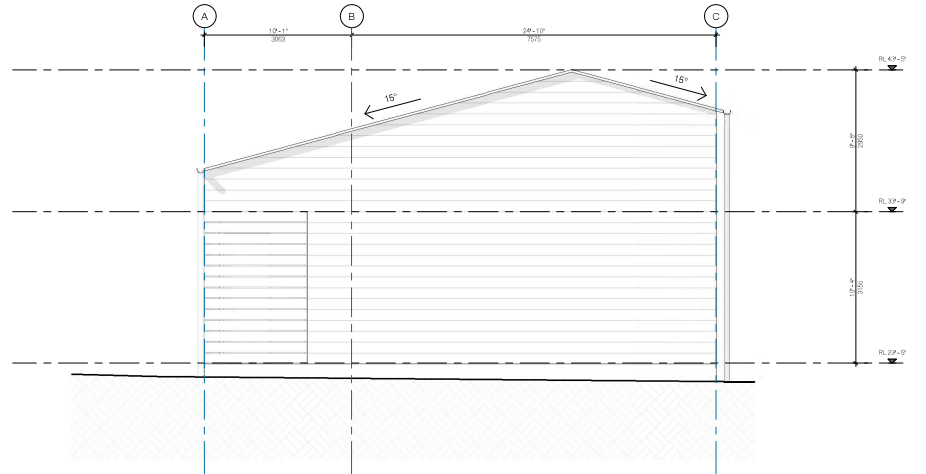
1 NORTH ELEVATION
1/8" = 1'-0" METRIC: 1:100 @ ARCH D (A)
1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A)



2 WEST ELEVATION
1/8" = 1'-0" METRIC: 1:100 @ ARCH D (A)
1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A)



4 SOUTH ELEVATION
1/8" = 1'-0" METRIC: 1:100 @ ARCH D (A)
1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A)



3 EAST ELEVATION
1/8" = 1'-0" METRIC: 1:100 @ ARCH D (A)
1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A)

NOTE:
Proposed FL to be confirmed with civil engineer

External Elevations

CROSS SECTION 01 - THROUGH LOBBY

1/8" = 1'-0" METRIC: 1:80 @ ARCH D (A1)
 1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A3)

CROSS SECTION 02 - THROUGH ACC WC

1/8" = 1'-0" METRIC: 1:152 @ ARCH D (A1)
 1/16" = 1'-0" METRIC: 1:200 @ ARCH B (A3)

NOTE:
Proposed FL to be confirmed with civil engineer

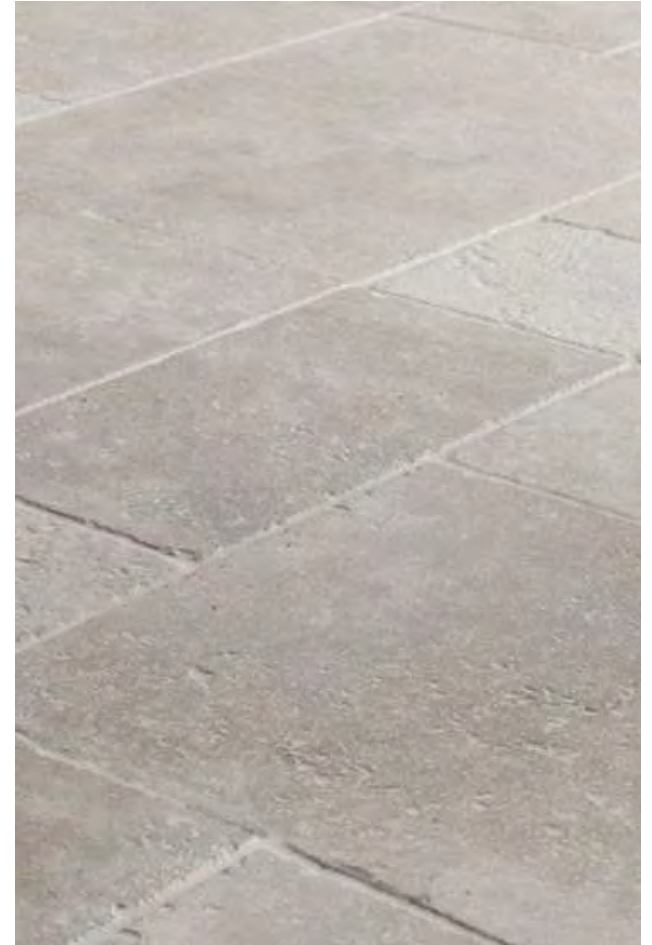
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Corner butt detail



Open jointed horizontal timber cladding, bandsawn finish



Roughened stone pavers, to exterior porch

Exterior Material Selections
