



**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

MARTIN COUNTY

**REGULAR BOARD OF SUPERVISORS MEETING
OCTOBER 23, 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
October 23, 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. July 24, 2024 Regular Board of Supervisors Meeting Minutes.....Page 2
- G. Old Business
 - 1. Status Update Regarding RG Reserve
 - 2. Update Regarding Access to Elise J Property
 - 3. Update Regarding Sandglass Golf Range House Location
- H. New Business
 - 1. Acceptance of Quit Claim Deed from Discovery Hobe Sound Investor, LLC to Hobe Sound Conservancy District.....Page 7
 - 2. Consider Resolution No. 2024-10 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 12
 - 3. Consider Resolution No. 2024-11 – Adopting Goals and Objectives.....Page 13
 - 4. Consider Approval of Disbursement #2
- 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

HOBE-ST. LUCIE CONSERVANCY DISTRICT

FISCAL YEAR 2024/2025

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 23, 2024

November 20, 2024

December 18, 2024

January 22, 2025

February 26, 2025

March 26, 2025

April 23, 2025

May 28, 2025

June 25, 2025

July 23, 2025

August 27, 2025

September 24, 2025

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 Districts 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 ensure 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: October 10, 2024

TCN10647755

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
July 24, 2024

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on July 24, 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. (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.

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 12, 2024 Board of Supervisors Board Meeting.

OLD BUSINESS

1. Status Regarding RG Reserve

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 HSLCD Irrigation Canal berm. The District Engineer had indicated the previous damage to the District Facilities could occur again including seepage into the District's Irrigation Canal.

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

The District Engineer confirmed he had been recently contacted by Oxbow Engineering ("Oxbox") who represents RG Reserve. Oxbow 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 where the failure occurred (Elise J. LLC).

Mr. Weinberg suggested the District Engineer needed to review the RG Reserve Mitigation Bank SFWMD Permit.

It was explained the HSLCD Irrigation canal was dug through a wetland. Oxbow was saying the washout was caused by a subsurface piping of flow. The District Engineer felt the washout was caused by overland flow eroding the canal berm.

The District Engineer was directed to provide a written response to Oxbow.

The HSLCD Irrigation Canal under the HSLCD ROW to the C44 to Unit No. 3 was discussed. The District Engineer commented that RG Reserve is claiming the cause of the washout is a mile away. Elise J. was claiming it is the HSLCD Irrigation Canal, Elise J. has sold its parcel.

2. Status Update on Title Search for Easements Related to Elise J. and Fernlea Property:

Following discussion by the Board, the Board deferred this Item until the title search request was received.

NEW BUSINESS

1. Discussion Regarding Access to Elisa J. Property:

This matter related to the Fernlea Easement. The Elise J property does not have access except through Trailside. They have not formally requested access since Elise J claimed they had access.

The Board directed this matter be deferred until the title information related to the Elise J. Property was received.

2. Discussion Regarding Sandglass Golf Range House Location:

The District Engineer explained the proposed Sandglass Golf Range House proposed for the Golf Course. He explained the request related to the County's setback requirements.

Following confirmation that the proposed improvement(s) was not in the District's Right-of-Way, it was the consensus of the Board that there was no objection to the request since it related to the County's setback issue(s).

3. Discussion Regarding C-44 PS Rip Rap:

The District Engineer discussed with the Board the proposed costs for the C-44 PS Rip Rap which was estimated not to exceed \$75,000.00

It was the consensus of the Board that the job needed to be done and to authorize the C-44 PS Rip Rap in the amount not to exceed \$75,000.00.

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 District's responsibility to address the District's Goals as enacted by the Legislature effective October 1, 2024.

The District Manager further indicated their Office was working to assist in this matter.

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 requests.

4. Field Operations Report

Mr. Spears commented on the Pump Station Update. He reported the generators are on the pads and Sullivan Electric has to hook them up.

Pricing was out with two companies for the monitoring service for the fuel tanks (Diesel fuel and monitoring).

Mr. Melchiori requested that the stability of the fuel issue be checked.

SUPERVISOR COMMENTS

Mr. Weinberg commentated on the Effects of Drainage Infrastructure Study Area relating to the I-95/Turnpike connection.

NEXT MEETING

The Board confirmed the August Board Meeting scheduled for August 28, 2024 was cancelled.

ADJOURN

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

President

Secretary



This instrument was prepared by
and after recording return to:
Karen Havice, Esq.
HOLLAND & KNIGHT LLP
200 S. Orange Avenue, Suite 2600
Orlando, Florida 32801

QUITCLAIM DEED

This Quitclaim Deed is executed this 26 day of July, 2024, by DISCOVERY HOBE SOUND INVESTORS, LLC, a Delaware limited liability company ("Grantor"), whose post office address is 14605 North 73rd Street, Scottsdale, Arizona 85260 to HOBE-ST. LUCIE CONSERVANCY DISTRICT, an independent special district of the State of Florida ("Grantee"), whose post office address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT "A"

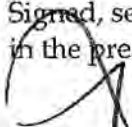
Provided, however, that pursuant to Exhibit "C", Item 2 of the Discovery Planned Unit Development Zoning Agreement dated as of September 18, 2023 and recorded in Official Records Book 3402, Page 443 of the Public Records by and between Becker B-14 Grove, Ltd., a Florida limited partnership, Hobe Sound Equestrian, LLC, a Florida limited liability company, and Hobe Sound Polo Club Property Owners' Association, Inc., a Florida not for profit corporation, and Martin County, a political subdivision of the State of Florida, their successors and assigns, as the same may be amended from time to time ("PUD Agreement"), if any of the subject property is used for common area purposes, such portion(s) of the subject property will never be used for any purpose other than as common areas; provided further, however, that reference to the PUD Agreement shall not serve to reimpose the provisions of the PUD Agreement.

To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

[Signature page for Quitclaim Deed]

In Witness Whereof, Grantor has signed and sealed these presents the date above written.

Signed, sealed, and delivered
in the presence of:



(Witness Signature)

STEVE CAMP

(Print Name)

Post Office Address:

2079 S. Whitetail Crossing Ct
Coeur d'Alene, ID 83814



(Witness Signature)

(Print Name)

Shawn T. Taylor

(Print Name)

Post Office Address:

2290 E Honeysuckle Ave
Hayden, ID 83835

DISCOVERY HOBE SOUND INVESTORS,
LLC,

a Delaware limited liability company

By: 

Joseph Arenson,
Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

On JULY 26, 2024, before me, MARDEL THOMAS, Notary Public, personally appeared JOSEPH ARENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of IDAHO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mardel Thomas
Notary Public



EXHIBIT "A"

Tracts L1A, L1B, and L2 through L14, inclusive and the HRA Tract of DISCOVERY P.U.D., according to the plat thereof, recorded in Plat Book 21, Page 1 in the Public Records of Martin County, Florida.

ACCEPTANCE OF CONVEYANCE

The foregoing Quitclaim Deed is hereby ACCEPTED by HOBE-ST. LUCIE CONSERVANCY DISTRICT this 30th day of July, 2024,

[DISTRICT SEAL]

BY: [Signature]
Rick Melchiori
ITS: President

STATE OF FLORIDA)
) ss:
COUNTY OF Martin)

The foregoing instrument was acknowledged before me by means of [] physical presence or an [] online notarization this 30th day of July, 2024, by Rick Melchiori, as President of HOBE ST.-LUCIE CONSERVANCY DISTRICT, an independent special district of the State of Florida, on behalf of the said District, who is [] personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]



Jennifer Rothgeb
Print
Name: _____
Notary Public, State of Florida
Commission #: HH 198733
My Commission Expires: 2/18/2026

RESOLUTION NO. 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET AS AMENDED (“AMENDED BUDGET AS AMENDED”), PURSUANT TO CHAPTER 189 FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Hobe-St. Lucie Conservancy District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approved an Amended Budget; and

WHEREAS, the District has proposed an amendment to the Amended Fiscal Year 2022/2023 Budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024, as amended, attached hereto as Exhibit “A” is approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 23rd day of October, 2024.

ATTEST:

**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
President/Vice President

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hobe-St. Lucie Conservancy District (the "District") is an independent special district of the State of Florida organized and existing under and pursuant to Chapter 2005-339, Laws of Florida, as amended and supplemented, and applicable provisions of Chapter 298, Florida Statutes; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the attached goals, objectives, and performance measures and standards have been prepared and presented to the Board of Supervisors (the "Board") of the District; and

WHEREAS, the District's Board finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT AS FOLLOWS:

SECTION 1. The above recitals are true and correct to the best of its knowledge and by this reference are incorporated into and made a part of this Resolution.

SECTION 2. The District's Board hereby adopts the goals, objectives and performance measures and standards as provided in attached **Exhibit A**. The District shall take all actions reasonably necessary to comply with Section 189.0694, Florida Statutes, and also prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective beginning October 23, 2024 upon its passage and shall remain in effect unless amended, rescinded or repealed.

[DISTRICT SEAL]

**HOBE-ST. LUCIE CONSERVANCY
DISTRICT**

ATTEST

By: _____
Secretary

By: _____
President

EXHIBIT A

Program/Activity: District Administration

Goal: Remain Compliant with Florida Law for all District Meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post -meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Complaint with Florida Law for all District Financing Activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Operate and maintain District -Owned Infrastructure & Assets

Objectives:

- Annual renewal of District Insurance policy(s)
- Contracted services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

Program/Activity: District Engineering

Goal: Preparation of annual report, maintain engineering policies and permitting reviews

Objectives:

- Preparation of annual report for Board presentation
- Engineering policies to be reviewed annually
- Permits to be reviewed in accordance with District Guidelines

Performance Measures:

- Annual report prepared (yes/no)
- Engineering policies reviewed annually (yes/no)
- Permits reviewed in accordance with District Guidelines (yes/no)