



**HOBE-ST. LUCIE  
CONSERVANCY DISTRICT**

**MARTIN COUNTY**

**REGULAR BOARD OF SUPERVISORS MEETING  
DECEMBER 4, 2024  
9:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.hobestluciecd.org](http://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**  
December 4, 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. October 23, 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
- H. New Business
  - 1. Consider Resolution No. 2024-12 - Approving 2<sup>nd</sup> Amended Improvement Acquisition Agreement (Disbursement #2).....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

Publication Date  
2024-11-22

Subcategory  
Miscellaneous Notices

HOBE-ST. LUCIE CONSERVANCY DISTRICT  
NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Hobe-St. Lucie Conservancy District (District) will hold a Regular Board Meeting (Meeting) at 9:30 a.m. on December 4, 2024, in the Conference Room located at Becker Tree Farm, 2400 SE Bridge Road, Hobe Sound, Florida 33455.

The purpose of the Regular Board Meeting is to transact any business to properly come before the Board. A copy of the Agenda for this meeting may be obtained from the Districts website at [www.hobestluciecd.org](http://www.hobestluciecd.org) or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. The Meeting 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 this Meeting, 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 this Meeting 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 Meeting.

Meetings may be cancelled from time to time without advertised notice.

Hobe-St. Lucie Conservancy District

[www.hobestluciecd.org](http://www.hobestluciecd.org)

Pub: November 22, 2024

TCN10779712

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

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on October 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; Patick Helms of Higgins Engineering, Inc. as District Engineer; and Mary M. Viator, Attorney. Also in attendance was Frances M. Bethel, Attorney, and Mr. Ray Spears of The Grassroots Corp.

A. CALL TO ORDER

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

B. PROOF OF PUBLICATION

C. ESTABLISHMENT OF QUORUM

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

D. ADDITIONS OR DELETIONS TO AGENDA

The District Manager informed the Board that Item 4 under New Business, "Consider Approval of Disbursement #2," would be discussed at this Meeting, but no action would be taken at this time.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

F. APPROVAL OF MINUTES

A motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed approving the Minutes of the July 24, 2024 Board of Supervisors Board Meeting.

G. OLD BUSINESS

1. Status Regarding RG Reserve

The Board discussed the SFWMD permit.

The Board directed discussion of these matters be deferred. No action would be taken at this Meeting.

2. Update Regarding Access to Elise J. Property:

The District Attorney provided a Memorandum to the Board relating to the District's ownership of lands in the area of the entrance to the Trailside Subdivision. According to the Property Appraiser's records, the District owns a contiguous strip of land from an area west of the Trailside entrance extending eastward to Seminole Pratt Whitney Roads and beyond. The lands are utilized as the Hobe St. Lucie Irrigation Canal.

Following discussion by the Board, the Board agreed action would be deferred at this time.

3. Update Regarding Sandglass Golf Range House Location

The Board directed discussions of these matters be deferred and no action would be taken at this time.

H. NEW BUSINESS

1. Acceptance of Quit Claim Deed From Discovery Hobe Sound Investor, LLC to Hobe Sound Conservancy District

A Motion was made by Mr. Brown, seconded by Mr. Weinberg, and unanimously passed accepting the Quit Claim Deed from Discovery Hobe Sound Investor, LLC to Hobe Sound Conservancy District.

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

2. Consider Resolution No. 2024-10 – Adopting A Fiscal Year 2023/2024 Amended Budget

The District Manager presented the Fiscal Year 2023-2024 Amended Budget. The District Manager explained the Budget and commented on the individual Units as well as the Balance of the District.

A motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed to approve Resolution 2024-10 – Adopting A Fiscal Year 2023/2024 Amended Budget as follows:

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”), PUSUANT TO CHAPTER 189 FLORIDA STATUTES; AND PROVIDING AN EFFETIVE DATE.

(Copy filed with District Records)

3. Consider Resolution No. 2024-11 – Adopting Goals and Objectives:

The District Manager presented the District Goals and Objectives provided by the District Attorney. The District Manager explained that pursuant to Section 189.0694, Florida Statutes, beginning October 1, 2024, the District is required to establish goals and objectives and performance measures and standards to evaluate the District’s achievement of those goals and objectives.

A Motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed to approve Resolution 2024-11 – Adopting Goals, Objectives, and Performance Measures and Standards as follows:

RESOLUTION NO. 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.

(Copy filed with District Records)

4. Consider Approval of Disbursement #2

The Attorney explained for Phase 2, the identification of the remaining Improvements to be transferred to the District and the purchase price thereof will be determined in the future by a separate Acquisition Agreement. The Phase 2 Transfer will include the remaining components of the Discovery PUD SWMS and any remaining Improvements required to be transferred to the District by Unit 1A Amended and Restated Water Control Plan. These Improvements will be described in greater detail and certified by the District Engineer to be “functional, complete and operational” in the same manner as Phase 1 Improvements. The purchase price for Phase 2 will be as certified by the District Engineer, but payment for the Phase 2 Improvements will not exceed the amount of the District’s undisbursed and legally available Series 2024 Bond proceeds.

The Board discussed Disbursement #2 and deferred action on this matter until a later time.

I. ADMINISTRATIVE MATTERS

1. District Engineer’s Report

None.

2. District Attorney’s Report

The District Attorney introduced Ms. Frances Bethel, newly associated with the Firm.

3. Manager’s Report

The District Manager informed the Board that the deadline for completing the

Ethics Training is December 31, 2024.

4. Field Operations Report

The Field Operations Manager, Mr. Spears, remarked on the minimal debris left by Hurricane Helene and highlighted the ongoing cleanup efforts.

BOARD MEMBER COMMENTS

None.

NEXT MEETING

The Board confirmed the November Board meeting was cancelled and the next Board Meeting would occur on December 4, 2024.

ADJOURN

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

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President

\_\_\_\_\_  
Secretary



**CONSIDER RESOLUTION NO. 2024-12 –  
APPROVING 2<sup>ND</sup> AMENDED IMPROVEMENT  
ACQUISITION AGREEMENT (DISBURSEMENT  
#2)**

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